

# Closing Statement

**FILE NUMBER:** 10064.001

**NAME OF BUYER:** City of North Miami Beach, a Florida municipal corporation  
**Address of Buyer:** 17011 NE 19th Avenue, North Miami Beach, Florida 33162

**NAME OF SELLER:** Jiets Investments Corp, a Florida corporation  
**Address of Seller:** 16501 NE 15th Avenue, North Miami Beach, Florida 33162

**NAME OF LENDER:**  
**Address of Lender:**

**PROPERTY LOCATION:** 16501 NE 15th Avenue, North Miami Beach, Florida 33162

**SETTLEMENT AGENT:** Jennifer Levin, P.A.  
**Place of Settlement:** 19380 Collins Avenue, Suite 1120, Sunny Isles Beach, Florida 33160

**SETTLEMENT DATE:** 1/18/22

**DISBURSEMENT DATE:** 1/18/22

<b>BUYER CHARGES:</b>	<b>P.O.C.:</b>	<b>Amount:</b>
Contract sales price		\$1,950,000.00
Settlement or closing fee (Jennifer Levin, P.A.)		\$350.00
Title Insurance (Old Republic Nat. Title/Jennifer Levin, P.A.)		\$7,450.00
Recording fees (Simplifile for Clerk of Circuit Court)		\$18.50
Surveyor's Affidavit (Simplifile for Clerk of Circuit Court)		\$35.50
Simplifile recording charges (Simplifile for Clerk of Circuit Court)		\$9.50
Survey, Elev. Cert. and Affidavit (Target Surveying, LLC)		\$1,300.00
Contract Assignment Fee (WW OGP 45, LLC)	\$150,000.00	\$150,000.00
<b>Total Charges:</b>		<b>\$2,109,163.50</b>

<b>BUYER CREDITS:</b>	<b>Amount:</b>
Deposit or earnest money	\$125,000.00
County Taxes 2022 (Jan 1, 2022 to Jan 18, 2022)	\$939.89
<b>Total Credits:</b>	<b>\$125,939.89</b>

**Cash due from buyer: \$1,983,223.61**

<b>SELLER CREDITS:</b>	<b>Amount:</b>
Contract sales price	\$1,950,000.00
<b>Total Credits:</b>	<b>\$1,950,000.00</b>

<b>SELLER CHARGES:</b>	<b>Amount:</b>
County Taxes 2022 (Jan 1, 2022 to Jan 18, 2022)	\$939.89
Commission paid at settlement \$117000.00 commission paid to (Jones Lang LaSalle)	\$117,000.00
Settlement or closing fee (Jennifer Levin, P.A.)	\$100.00
Abstract or title search (Attorneys' Title Fund Services, LLC)	\$300.00
City/county tax/stamps (Simplifile for Clerk of Circuit Court)	\$8,775.00
State tax/stamps (Simplifile for Clerk of Circuit Court)	\$11,700.00
Business Tax #3231511 (Miami-Dade County Tax Collector)	\$56.25
Attorneys Fees (Ritter, Zaretsky, Lieber & Jaime, LLP)	\$7,500.00
Corporate Documents (Ritter, Zaretsky, Lieber & Jaime, LLP)	\$50.00
<b>Total Charges:</b>	<b>\$146,421.14</b>

**Cash due to seller: \$1,803,578.86**

**Buyer**

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THE UNDERSIGNED ACKNOWLEDGES RECEIPT OF A COPY OF THE FOREGOING SETTLEMENT STATEMENT, AGREES TO THE CORRECTNESS THEREOF, AND AUTHORIZES AND APPROVES THE DISBURSEMENTS SET FORTH.

City of North Miami Beach  
a Florida municipal corporation

By:   
Arthur H. Sorey, III  
City Manager

(Corporate Seal)

## Seller

THE UNDERSIGNED ACKNOWLEDGES RECEIPT OF A COPY OF THE FOREGOING SETTLEMENT STATEMENT, AGREES TO THE CORRECTNESS THEREOF, AND AUTHORIZES AND APPROVES THE DISBURSEMENTS SET FORTH.

Jiets Investments Corp  
a Florida corporation

By: \_\_\_\_\_  
Therese (Tova) Polkowski Erez  
President

(Corporate Seal)