Page 1

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:

SELLER CHARGES:

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

BUYER CHARGES: P.O.C.: Amount: 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 Total Charges: \$2,109,163.50

BUYER CREDITS: Amount:

Deposit or earnest money \$125,000.00

County Taxes 2022 (Jan 1, 2022 to Jan 18, 2022) \$939.89

\$125,939.89

\$1,983,223.61

Amount:

Total Credits:

Cash due from buver:

SELLER CREDITS:
Contract sales price
\$1,950,000.00

Total Credits: \$1,950,000.00

 County Taxes 2022 (Jan 1, 2022 to Jan 18, 2022)
 \$939.89

 Commission paid at settlement
 \$117,000.00

\$117000.00 commission paid to (Jones Lang LaSalle)

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

Total Charges: \$146,421.14

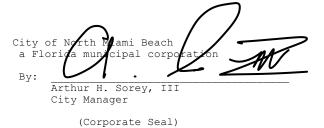
Cash due to seller: \$1,803,578.86

Buyer

Closing Statement

FILE NUMBER:

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.



10064.001

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)