

This instrument was prepared by: Carlos E. Burgos G., Esq.

Title : In-House Counsel for Paradise Gas Station LLC et al.

Cross-Parking Agreement

This Cross-Parking Agreement (the "Agreement") is entered into between JPMORGAN CHASE BANK, N.A., located at 10795 NW 58th Street, Doral, Florida 33178 hereafter, "Provider" and PARADISE GAS STATION, LLC, a Florida Limited Liability Company located at 10701 NW 58th Street, Doral, Florida 33178, hereafter "Receiver".

Recitals

WHEREAS, the undersigned are the owners, of the following described parcels of real property (the "Property") as described in Exhibit "A" (the "Provider Property") and the property described in Exhibit "B" (the "Receiver Property"); and

WHEREAS, Owners are familiar with Section 77 -140(c) of the Code of the City of Doral, Florida.

NOW THEREFORE, THE PROVIDER AND THE RECEIVER AGREE TO COMPLY WITH THE TERMS AND PROVISIONS OF THIS AGREEMENT AS FOLLOWS:

Section 1. Recitals.

The forgoing recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. Availability of Parking.

(1) The "Provider" and "Receiver" shall do everything necessary to comply with this Agreement and agree that no commercial and industrial uses shall be made or continue on the above described real property, as shown in Exhibit B, unless there is at all times, within 300 feet, sufficient off-street parking located in a business or industrial zoned district to legally provide sufficient parking for "Receiver's" property use.

(2) Nothing herein contained shall in any way amend or modify the "Receiver" and the "Provider" Agreement to comply with the City Code or any other sections or provisions to which it relates by implication or otherwise directly or indirectly.

(3) The off-street parking to serve the "Receiver" property described in Exhibit B is located on the "Provider" property described in Exhibit A

(4) The off-street parking shall not be changed to another off-street parking site without the written approval of the Director of the Planning and Zoning Department of the City of Doral or his/her designee in order that it may be determined whether the new location complies with appropriate zoning requirements and regulations.

(5) Unless parking is otherwise provided in accordance with section 2, paragraph 3, the "Receiver" shall immediately discontinue its use. If this Agreement is terminated by "Provider", the "Provider" shall provide the City with a written copy of the termination notice at the same time as the "Receiver".

(6) The parking lot shown on the property description in Exhibit A shall be of an indefinite term and shall permit Receiver to use for parking up to thirty-five (35) vehicles to and from said property to be used by Receiver from Monday to Friday from 6:30 p.m, until 7:00 a.m., Saturdays from 2:30 p.m., and Sundays all day.

Section 3. Covenant Running with the Land.

This Agreement on the part of the "Provider" and "Receiver" shall constitute a covenant running with the land and shall be recorded, at the "Receiver's" expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned, and their heirs, successors and assigns until such time as the same is terminated; modified or released. This Agreement during its duration shall be for the benefit of the City of Doral, and shall be a limitation upon, all present and future owners of the real property and for the public welfare. The Parties, and their heirs, successors and assigns, acknowledge that acceptance of this Agreement does not in any way obligate or provide a limitation on the City of Doral

Section 4. Modification, Amendment, Release.

No modifications, amendment or release shall be made to this Agreement without the written consent of all of the Parties to this agreement and the Director of the City of Doral Planning and Zoning Department or his/her designee. Any notices to the City required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by recognized overnight courier, or mailed by certified or registered mail, return receipt requested, in a postage paid prepaid envelope, and addressed as follows:

City of Doral
Planning and Zoning Director
8401 N.W. 53rd Terrace
Doral, Florida 33 166

Section 5. Authorization for the City of Doral to Withhold Permits and Inspections.

In the event of a breach of this Agreement by the "Provider" or the "Receiver", In addition to any other remedies available, the City of Doral is hereby authorized to withhold any further permits, Certificates of Use, issue a cease and desist order, and refuse to make any inspection or grant any approvals, until such time as this Agreement is complied with.

Section 6. City Inspection.

As further part of this Agreement, it is hereby understood and agreed that any official inspector of City of Doral or its agents, duly authorized, may have the privilege, at any time during normal working hours, of entering and investigating the use of the premises to determine whether or not the requirements of the building and zoning regulations, and the conditions herein agreed to, are being complied with.

Section 7. Enforcement.

Enforcement shall be by action against any Parties or person violating, or attempting to violate, this Agreement. The prevailing party in any action or suit pertaining to or arising out of

this declaration shall be entitled to recover; in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Section 8. Severability.

Invalidation of anyone section of this Agreement, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the City shall be entitled to revoke any approval predicated upon the invalidated portion.

Section 9. Acceptance of Agreement.

Acceptance of this Agreement does not obligate the City in any manner, nor does it entitle the "Provider" and/or the "Receiver" to a favorable recommendation or approval of any application.

Section 10. "Provider" and "Receiver".

The term "Provider" and "Receiver" shall include the "Provider" and "Receiver", their heirs, successors and assigns. The person(s) executing this Agreement have full and absolute authority to do so.

In Witness Whereof the Parties have caused this Agreement to be duly executed and delivered" the day and year' first written above. The parties hereby agree to all the" terms and conditions set forth above by signing below.

SPACE INTENTIONALLY LEFT BLANK UNTIL BOTTOM OF PAGE. SIGNATURES ON FOLLOWING PAGE

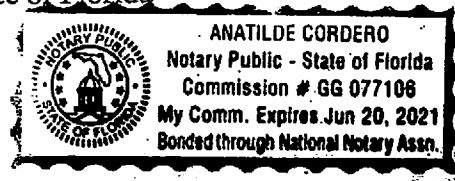
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 7 day of Dec., 2018 in the County and State aforesaid, by Elvira Cuevas, of JPMorgan Chase Bank Doral Isle Branch who is personally known to me or has produced DL, as identification.

Anatilde Cordero

Notary Public-State of Florida

My Commission Expires:



STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 7th day of Dec, 2018 in the County and State aforesaid, by Luis Martinez, of Paradise Gas Station LLC, who is personally known to me or has produced _____, as identification.

Brenda Paola Diez
Notary Public-State of Florida

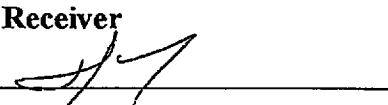
My Commission Expires



BRENDA PAOLA DIEZ
MY COMMISSION # GG 010373
EXPIRES: July 11, 2020
Bonded Thru Budget Notary Services

Provider


Elvira Cuevas
Business Relationship Manager
JPMorgan Chase Bank Doral Isle Branch

Receiver


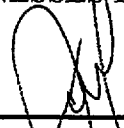
Luis Martinez

Manager




Notary Public
State of Florida
My Comm. Expires Jan 30, 2021
I am a member of the National Notary Association

WITNESSES FOR PROVIDER:

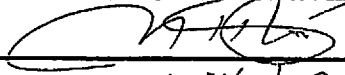
By: 

Print Name: *Agenda Martinez*

By: 

Print Name: *Lisel Jmg*

WITNESSES FOR RECEIVER:

By: 

Print Name: *Maike Galarraga*

By: 

Print Name: *DANNY NUNES*

Exhibit A



PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER

Address Owner Name Folio

SEARCH:

10701 nw 58th street

Suite



[Back to Search Results](#)

PROPERTY INFORMATION

Folio: 35-3018-015-0030

Sub-Division:
DORAL ISLES PLAZA

Property Address
10701 NW 58 ST
Doral, FL 33178-2801

Owner
PARADISE GAS STATION LLC

Mailing Address
10701 NW 58 ST
MIAMI, FL 33178-2801

PA Primary Zone
6200 COMMERCIAL - ARTERIAL

Primary Land Use
2626 SERVICE STATION : SERVICE STATION - AUTOMOTIVE

Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	8,760 Sq.Ft
Living Area	8,760 Sq.Ft
Adjusted Area	8,348 Sq.Ft
Lot Size	33,866 Sq.Ft

Year Built

1999



Map View

Layers

60ft

Featured Online Tools

[Comparable Sales](#)

[Non-Ad Valorem Assessments](#)

[Property Record Cards](#)

[Property Taxes](#)

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[Value Adjustment Board](#)

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[Tax Comparison](#)

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ASSESSMENT INFORMATION

Year	2018	2017	2016
Land Value	\$846,650	\$846,650	\$846,650
Building Value	\$426,293	\$431,078	\$415,107
Extra Feature Value	\$69,282	\$70,045	\$70,809

Market Value	\$1,342,225	\$1,347,773	\$1,332,566
Assessed Value	\$1,342,225	\$1,347,773	\$1,332,566

TAXABLE VALUE INFORMATION

	2018	2017	2016
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,342,225	\$1,347,773	\$1,332,566
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,342,225	\$1,347,773	\$1,332,566
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,342,225	\$1,347,773	\$1,332,566
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,342,225	\$1,347,773	\$1,332,566

BENEFITS INFORMATION

Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

FULL LEGAL DESCRIPTION

DORAL ISLES PLAZA
 PB 153-40 T-19641
 TR C
 LOT SIZE 33866 SQ FT M/L
 FAU 30-3018-000-0180
 OR 20512-3283 0602 6
 F/A/U 30-3018-015-0030

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2002	\$1,900,000	20512-3283	Other disqualified
03/01/1999	\$1,100,000	18579-3771	Sales which are qualified
06/01/1997	\$3,450,000	17962-0919	Deeds that include more than one parcel

For more information about the Department of Revenue's Sales Qualification Codes.


2018 2017 2016

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	NC	6200 - COMMERCIAL - ARTERIAL	Square Ft.	33,866.00	\$846,650

BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1999	4,143	4,143	3,731	\$282,346
1	2	1999	4,347	4,347	4,347	\$119,623
1	3	2015	270	270	270	\$24,324

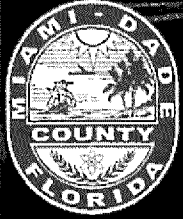
 Building Sketches Available!
EXTRA FEATURES

Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	2015	1	\$1,500
Patio - Brick, Tile, Flagstone	2014	2,610	\$27,849
Cooler Room - Refridgeration (200 sqft/Ton)	1999	4	\$4,032
Cooler Room - Area - Used with X/F #15	1999	350	\$2,205
Wrought Iron Fence	1999	10	\$361
Cent A/C - Comm (Aprox 300 sqft/Ton)	1999	8	\$10,080
Light Standard - 10-30 ft High - 1 Fixture	1999	5	\$5,460
Paving - Asphalt	1999	13,230	\$16,670
Paving - Concrete	1999	360	\$1,058
Wall - CBS unreinforced	1999	20	\$67

ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

Exhibit B



PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER

Address Owner Name Folio

SEARCH:

10795 nw 58th street

Suite



[Back to Search Results](#)

PROPERTY INFORMATION

Folio: 35-3018-015-0020

Sub-Division:
DORAL ISLES PLAZA

Property Address
10795 NW 58 ST
Doral, FL 33178-2801

Owner
JPMORGAN CHASE BNK NA

Mailing Address
270 PARK AVE
NEW YORK, NY 10017

PA Primary Zone
6200 COMMERCIAL - ARTERIAL

Primary Land Use
2313 FINANCIAL INSTITUTION : OFFICE BUILDING

Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	
Living Area	
Adjusted Area	5,748 Sq.Ft
Lot Size	32,025 Sq.Ft

Year Built

2001



Map View Layers

2015 Aerial Photography 60ft

Featured Online Tools

- Comparable Sales
- Non-Ad Valorem Assessments
- Property Record Cards
- Property Taxes
- Report Homestead Fraud
- Tax Estimator
- Value Adjustment Board
- Glossary
- PA Additional Online Tools
- Property Search Help
- Report Discrepancies
- Tax Comparison
- TRIM Notice

ASSESSMENT INFORMATION

Year	2018	2017	2016
Land Value	\$800,625	\$800,625	\$680,531
Building Value	\$1,279,375	\$1,079,375	\$810,369
Extra Feature Value	\$0	\$0	\$0

Market Value	\$2,080,000	\$1,880,000	\$1,490,900
Assessed Value	\$1,755,375	\$1,595,796	\$1,450,724

TAXABLE VALUE INFORMATION

	2018	2017	2016
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,755,375	\$1,595,796	\$1,450,724
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,080,000	\$1,880,000	\$1,490,900
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,755,375	\$1,595,796	\$1,450,724
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,755,375	\$1,595,796	\$1,450,724

BENEFITS INFORMATION

Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$324,625	\$284,204	\$40,176

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

FULL LEGAL DESCRIPTION

DORAL ISLES PLAZA
 PB 153-40 T-19641
 TR B
 LOT SIZE 32025 SQ FT M/L
 FAU 30-3018-000-0180
 OR 19126-3709 0500 1
 F/A/U 30-3018-015-0020

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
09/25/2008	\$1	28972-1994	Sales which are disqualified as a result of examination of the deed	WASHINGTON MUTUAL BANK FA
09/15/2008	\$0	27394-4659	Sales which are disqualified as a result of examination of the deed	JPMORGAN CHASE BNK NA
05/01/2000	\$816,000	19126-3709	Sales which are qualified	
06/01/1997	\$3,450,000	17962-0919	Deeds that include more than one parcel	

For more information about the Department of Revenue's Sales Qualification Codes.

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2018 2017 2016

LAND INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	NC	6200 - COMMERCIAL - ARTERIAL	Square Ft.	32,025.00	

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BUILDING INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2001			5,748	

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EXTRA FEATURES

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	2001	10	
Light Standard - 10-30 ft High - 1 Fixture	2001	4	
Paving - Asphalt	2001	17,857	
Paving - Concrete	2001	855	
Vault - Valuables Storage	2001	120	
Vault Door	2001	1	
Wall - CBS unreinforced	2001	195	

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ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District: NONE
 Community Redevelopment Area: NONE
 Empowerment Zone: NONE
 Enterprise Zone: NONE
 Urban Development: INSIDE URBAN DEVELOPMENT BOUNDARY
 Zoning Code: NC -
 Existing Land Use: 113 - OFFICE BUILDING.
 Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
 Childrens Trust
 City of Doral
 Environmental Considerations
 Florida Department Of Revenue
 Florida Inland Navigation District
 PA Bulletin Board
 Non-Ad Valorem Assessments
 School Board
 South Florida Water Mgmt District
 Tax Collector

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

EXEMPTIONS & BENEFITS

Deployed Military

Disability Exemptions

Homestead

Institutional

Senior Citizens

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