

Prepared by and return to:
Guillermo M. Mancebo, Esq.
Attorney at Law
Mancebo Law, P.A.
250 Catalonia Avenue, Suite 302
Coral Gables, FL 33134
(305) 704-8694
File Number: 24-087-MOSHE

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Affidavit (Limited Liability Company)

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Itay Avital as Manager of Tahoe Management, LLC, a Florida limited liability company as Manager of and on behalf of Third Avenue Development, LLC, a Florida limited liability company ("Affiant"), who depose(s) and say(s) under penalties of perjury that:

[when used, "Affiant", includes singular or plural as context so requires or admits.]

1. This affidavit is made with regard to the following described property:
Lots 8, 9, 10, 11 and 12, less the East 5 feet thereof, Block 29, AMENDED PLAT OF BLOCKS 1-2-3-4-5-6-7-8-25-26-27 28-29-30-31-32 AND 33 of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, Page 182, Public Records of Miami-Dade County, Florida, said lands situated, lying and being in Broward County, Florida.
2. Affiant makes this affidavit on individual knowledge and on behalf of Third Avenue Development, LLC, a limited liability company organized under the laws of Florida ("LLC") that is a party to a transaction involving the Property and is the Seller.
3. Affiant(s) Itay Avital has the authorization to execute the deed, mortgage, closing documents, and all instruments to be insured, as applicable, ("Closing Documents"), to bind the LLC as Affiant is identified by name in the current documents filed with the Florida Department of State as the Manager of a manager-managed LLC. Affiant has the authority to execute the Closing Documents on behalf of the LLC and Affiant knows of no facts that may provide notice to any party to this transaction of any actual lack of authority of Affiant. The transaction qualifies as a bona fide transaction.
4. No certified statement of authority limiting, canceling or restrictively amending the authority of Affiant as a member or a manager or of the LLC's authorized signatory has been filed with the Florida Department of State or recorded in the official records of the county where the property lies.
5. The person authorized to execute this affidavit and the person or entity, as applicable, authorized to execute the Closing Documents for the LLC has not become dissociated pursuant to Sec. 605.0302(11), F.S., nor has that person or entity, as applicable, wrongfully caused dissolution of the company.
6. The person executing this affidavit is authorized to execute the Closing Documents for the LLC and is not and has not been a debtor in bankruptcy since becoming a member or manager of the LLC. If other than the Affiant, then, in addition, the person or entity, as applicable, executing the Closing Documents for the LLC is not and has not been a debtor in bankruptcy since becoming a member, manager or authorized signatory of the LLC.

7. The LLC is not one of a family or group of entities.

8. Initial as applicable:

___ LLC has more than one member.

___ LLC is a single member limited liability company, but there are no creditors who have acquired or are attempting to acquire control of LLC by executing on or attaching or seizing the member's interest in LLC.

9. This affidavit is made to induce **Old Republic National Title Insurance Company/ATFS**, ("Title Insurer") to insure title to the real property described in item 1 above. Affiant, individually and on behalf of the limited liability company described in item 2 above agrees to indemnify **Title Insurer** and hold it harmless from any loss or damage resulting from its reliance on the matters set forth in this affidavit.

(Seal)

Itay Avital

Witness Name: _____

Witness Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this ____ day of October, 2024, by Itay Avital, who ☐ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

Bill of Sale

This Bill of Sale, made on **October 11, 2024**, between **Third Avenue Development, LLC**, a Florida Limited Liability Company ("Seller"), and **ZVI Holyholdings, LLC**, a New York Limited Liability Company ("Buyer").

Witnesseth, that Seller, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Seller by Buyer, receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

Existing range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), light fixture(s), drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door openers, thermostat(s), doorbell(s), television wall mount(s) and television mounting hardware, security gate and other access devices, mailbox keys, and storm shutters//storm protection items and hardware.

Said property being located at:

Lots 8, 9, 10, 11 and 12, less the East 5 feet thereof, Block 29, AMENDED PLAT OF BLOCKS 1-2-3-4-5-6-7-8-25-26-27 28-29-30-31-32 AND 33 of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, Page 182, Public Records of Miami-Dade County, Florida, said lands situated, lying and being in Broward County, Florida.

Also known as **421 NE 3rd Avenue, Fort Lauderdale, FL 33301**

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell that property, and that Seller will warrant and defend the sale of said property, goods and chattels unto the Buyer against the lawful claims and demands of all persons whomsoever.

"Seller" and "Buyer" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Seller and Buyer whenever the context so requires or admits.

**Third Avenue Development, LLC, a
Florida limited liability company**

**By: Tahoe Management, LLC, a Florida
limited liability company, its Manager**

By: _____
Itay Avital, Manager

State of _____
County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of October, 2024 by Itay Avital, Manager of Tahoe Management, LLC, a Florida limited liability company, as Manager of and on behalf of Third Avenue Development, LLC who ☐ is personally known or ☐ has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: _____
My Commission Expires: _____

Closing Affidavit
Entity or Fiduciary Seller
Residential/Commercial

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Itay Avital ("Affiant") Manager of/under Third Avenue Development, LLC, a Florida Limited Liability Company ("Seller"), who deposes and says under penalties of perjury that:

10. Property. Seller is the owner of certain real property (the "Property") described as:

Lots 8, 9, 10, 11 and 12, less the East 5 feet thereof, Block 29, AMENDED PLAT OF BLOCKS 1-2-3-4-5-6-7-8-25-26-27-28-29-30-31-32 AND 33 of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, Page 182, Public Records of Miami-Dade County, Florida, said lands situated, lying and being in Broward County, Florida.

11. No Lien. There have been no improvements, alterations or repairs to the Property during the last ninety (90) days, for which the cost thereof remains unpaid except for: None.

12. Possession. *Initial as applicable:*

_____ Seller is in full, exclusive, open, peaceful and undisputed possession of the Property, and there are no tenants, guests, licensees or other parties in or on any part of the Property, and there are no tenants, guests, licensees or other parties in or on any part of the Property except for those tenants (the "Tenants") listed on the rent roll set forth in Exhibit ____, attached hereto and made a part of hereof, none of whose lease includes provisions for a right of first refusal or an option to purchase all or any portion of the Property.

13. Personal Property. *Initial if applicable:*

_____ The personal property contained in the improvements on the Property, or on the premises, if any, is being sold free and clear of all liens, encumbrances, claims and demands whatsoever.

14. Restrictive Covenants. *Initial if applicable:*

_____ There are no violations of any restrictive covenants and all payments for maintenance, special assessments, if any, and other charges as required or authorized by the recorded documents encumbering the property are current.

15. Gap. There are no matters pending against Seller that would give rise to a lien which would attach to the Property between July 9, 2024 at 11:00 PM, the Commitment Date of **Old Republic National Title Insurance Company** ("Title Insurer") Title Commitment under Fund File No. 24-087-MOSHE, (the "Title Commitment") and the recording of the interest to be insured on the Owner's/Loan Policy to be issued pursuant to the Title Commitment. Except as expressly stated in the Title Commitment, Seller has not and will not execute any instruments that would adversely affect the interest to be insured and Seller has not taken any action preceding the Commitment Date of the Commitment which would result in any lien attaching to the Property prior to the date of the recording of the instrument to be insured.

16. Survey. The survey referenced in the Title Commitment [*insert preparer, date, and job number*] (the "Survey") constitutes an accurate depiction of the Property and reveals all improvements and structures located thereon, if any. With the exception of Tenants, if any, Seller has been in continuous and exclusive possession of the Property since the date of the Survey (the "Survey Date") and no structures or improvements, including, but not limited to buildings, roads or fences, have been constructed on the Property since the Survey Date, nor have there been any alterations to existing structures and improvements, if any, since the Survey Date, which would make the Survey inaccurate. To the best of Affiant's knowledge, since the Survey Date, no structures or improvements, including, but not limited to, buildings, roads or fences have been placed, erected or constructed on adjoining lands which might encroach onto the Property. Affiant has no knowledge of any claim made by anyone to the ownership or use of the Property whether with or without permission of Seller (other than Tenants), nor has there arisen any dispute over the legal right of access to and from the Property or to the location of any boundary or to any claim that any structures or improvements actually exist within an easement or upon adjoining land, or that any structure or improvement owned by an adjoining land owner actually exists within the Property.

17. Unrecorded Easements. There are no unrecorded easements, claims of easements or rights of way affecting all or any portion of the property.
18. Seller's Existence and Affiant's Authority. The Seller is active and in good standing, no proceeding is pending for its dissolution or termination and Affiant is its duly appointed and serving fiduciary with authority to bind the Seller. Affiant gives this affidavit on individual knowledge and on behalf of the Seller.
19. Pending Actions. There are no violations of Municipal or County Ordinances affecting the Property and there are no actions or proceedings now pending in any State or Federal Court to which the Seller is a party, including, but not limited to, proceedings in bankruptcy, receivership or insolvency. Affiant has received no notice of any public hearing regarding assessment for improvements or changes in applicable zoning laws concerning said property now pending.
20. Title Exceptions. There are no judgments, mortgages, encumbrances or liens of any nature affecting the Property other than those shown on the Title Commitment.
21. Tax Re-Proration. Seller agrees that in the event the current real estate property taxes vary in amount from the figures used in making the tax proration used in closing the transfer and conveyance of the Property, a new proration and a correct and proper proration will be made upon demand.
22. FIRPTA. Affiant understands that Section 1445 of the Internal Revenue Code provides that a Buyer of a United States real property interest must withhold tax if the Seller is a foreign person. To inform the Buyer that withholding of tax is not required upon purchase of the above described property, Affiant certifies the following:
 - a. Seller is not a nonresident alien individual, foreign corporation, foreign partnership, foreign trust or foreign estate for purposes of United States federal income taxation.
 - b. Seller's U.S. Taxpayer Identification Number is: .
 - c. Seller's address is: 441 NE 3rd Ave, Suite 201, Fort Lauderdale, FL 33301.
 - d. No other persons or entities have an ownership interest in the above described property.

Affiant understands the Buyer of the described property intends to rely on the foregoing representations in connection with the United States Foreign Investment in Real Property Tax Act (FIRPTA). Affiant understands this certification may be disclosed to the Internal Revenue Service by the Buyer and that any false statements contained in this certification may be punished by fine, imprisonment or both. Affiant has the authority to sign this affidavit as either individual Seller or on behalf of an entity Seller. Under penalties of perjury, Affiant states that this declaration was carefully read and is true and correct.
23. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Mancebo Law, P.A.** and **Title Insurer** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Affiant, individually and on behalf of Seller hereby holds **Mancebo Law, P.A.** and **Title Insurer** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.
24. Affiant further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Third Avenue Development, LLC, a Florida
limited liability company

By: Tahoe Management, LLC, a Florida limited
liability company, its Manager

By: _____
Itay Avital, Manager

State of _____
County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day
of October, 2024 by Itay Avital, Manager of Tahoe Management, LLC, a Florida limited liability company, as Manager of and on
behalf of Third Avenue Development, LLC who ☐ is personally known or ☐ has produced
_____ as identification.

[Seal]

Notary Public
Print Name: _____
My Commission Expires: _____

Prepared by and return to:
Guillermo M. Mancebo, Esq.
Mancebo Law, P.A.
250 Catalonia Avenue, Suite 302
Coral Gables, FL 33134
(305) 704-8694
File Number: 24-087-MOSHE

Parcel Identification No. 5042 03 02 2150

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 14th day of June, 2024 between Third Avenue Development, LLC, a Florida Limited Liability Company whose post office address is 441 NE 3rd Ave, Suite 201, Fort Lauderdale, FL 33301 of the County of Broward, State of Florida, grantor*, and ZVI Holyholdings, LLC, a New York Limited Liability Company whose post office address is 1460 46th Street, Brooklyn, NY 11219 of the County of Kings, State of New York, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

Lots 8, 9, 10, 11 and 12, less the East 5 feet thereof, Block 29, AMENDED PLAT OF BLOCKS 1-2-3-4-5-6-7-8-25-26-27-28-29-30-31-32 AND 33 of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, Page 182, Public Records of Miami-Dade County, Florida, said lands situated, lying and being in Broward County, Florida.

Parcel Number: 5042 03 02 2150

Commonly known as 421 North East 3rd Ave, Fort Lauderdale, FL 33301

Subject to taxes for 2024 and subsequent years; covenants, conditions, easements, limitations, reservations and restrictions of record, if any. This instrument shall not serve to reimpose same.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Third Avenue Development, LLC, a Florida Limited Liability Company,

Witness
Printed Name: _____
P.O. Address: _____

By: Tahoe Management, LLC, a Florida Limited Liability Company, its Manager

By: _____
Itay Avital, Manager

Witness
Printed Name: _____
P.O. Address: _____

State of _____
County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of October, 2024 by Itay Avital, Manager of Tahoe Management, LLC, a Florida limited liability company, as Manager of and on behalf of Third Avenue Development, LLC who ☐ is personally known or ☐ has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: _____
My Commission Expires: _____

Closing Statement Addendum

Seller: Third Avenue Development, LLC, a Florida Limited Liability Company
Buyer: ZVI Holyholdings, LLC, a New York Limited Liability Company
Property: 421 NE 3rd Avenue, Fort Lauderdale, FL 33301
Closing Agent: Mancebo Law, P.A.
Closing Date: June 14, 2024
File Number: 24-087-MOSHE

TAX RE-PRORATION AGREEMENT: If the most recent property tax bill issued does not cover through the closing date, then the tax prorations set forth on the settlement statement are based upon an estimate. The basis of proration as set forth on the settlement statement is hereby accepted by the parties to this transaction. It is hereby understood and agreed that the actual taxes, if different, will be adjusted between the parties upon demand. Closing Agent is not liable or responsible for adjustment or re-proration of taxes. Closing Agent is not responsible or liable for additional taxes, other charges or tax refunds, if any, and shall not be liable should any of the parties to this transaction fail or refuse to re-prorate the taxes.

AGREEMENT TO COOPERATE: If requested by Lender (if any), Closing Agent, Title Agent or Title Underwriter, the parties agree to fully cooperate and adjust for clerical errors, including the execution or re-execution of any reasonable documentation and/or the remittance of any additional sums.

HOMEOWNER'S/CONDOMINIUM ASSOCIATIONS: The Buyer(s) acknowledge(s) the existence of any homeowner's and/or condominium association(s) and is aware that monthly, quarterly or annual maintenance assessments may be due to said association(s). Said association(s) may also have the authority to regulate and enforce community covenants and restrictions. The Buyer hereby acknowledges receipt of a copy of any association estoppel letters for the subject transaction.

MISCELLANEOUS: Closing Agent does not make any representations or warranties nor assumes any liability with respect to the physical condition of the property, or any repairs to the property. Buyer has been advised and encouraged to secure hazard insurance coverage prior to completion of closing. If a survey was prepared for the subject transaction, then the Buyer hereby acknowledges receipt of a copy thereof. The buyer has reviewed said survey and accepts title subject to the matters set forth thereon. Buyer has received and reviewed the proposed deed and is satisfied with and approves the manner which title is being held.

DISBURSEMENT AUTHORIZATION, ETC.: Closing Agent does not adjust or assume liability for charges for water, rents, gas, electricity, taxes on personal property, garbage taxes or fees, license fees or taxes, service/maintenance contracts (pest control, appliance maintenance, pool care, lawn care, alarm systems, etc.), association assessments or dues, or estoppel information furnished by mortgagees or others. The settlement statement has been reviewed and approved and Closing Agent is irrevocably authorized and directed to complete the closing of the transaction and make disbursement in accordance therewith. In the event of mortgage assumption, if Seller has received a credit for the escrow account balance, then Seller hereby assigns all right, title and interest in said account to Buyer. Seller, Buyer, and Borrower are used for singular or plural, as the context so requires or admits. This Agreement is being provided as an inducement for Closing Agent to serve as the closing agent and for Title Agent and Title Underwriter to issue title insurance on the subject transaction.

Buyer:

ZVI Holyholdings, LLC, a New York Limited Liability Company

By: _____
Avraham Zvi Angel, Managing Member

Seller:

Third Avenue Development, LLC, a Florida limited liability company

By: Taho Management, LLC, a Florida limited liability company, its Manager

By: _____
Itay Avital, Manager

A. Settlement Statement		U.S. Department of Housing and Urban Development		OMB Approval No. 2502-0265	
B. Type of Loan					
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input checked="" type="checkbox"/> Conv. Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins 6. <input type="checkbox"/> Cash 7. <input type="checkbox"/> Other					
8. File Number 24-087-MOSHE		9. Loan Number		10. Mortgage Insurance Case Number	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing, they are shown here for informational purposes and are not included in the totals.					
D. NAME AND ADDRESS OF BORROWER:		ZVI Holyholdings, LLC 1460 46th Street, Brooklyn, NY 11219			
E. NAME AND ADDRESS OF SELLER:		Third Avenue Development, LLC 441 NE 3rd Ave, Suite 201, Fort Lauderdale, FL 33301			
F. NAME AND ADDRESS OF LENDER:		Cash			
G. PROPERTY LOCATION:		421 NE 3rd Avenue Fort Lauderdale FL 33301			
H. SETTLEMENT AGENT		Mancebo Law, P.A. 250 Catlanon Avenue, Suite 302, Coral Gables FL 33134 (305) 704-8694			
PLACE OF SETTLEMENT		250 Catlanon Avenue, Suite 302, Coral Gables FL 33134			
I. SETTLEMENT DATE:		10/14/2024		DISBURSEMENT DATE 10/14/2024	
J. Summary of Borrower's Transaction			K. Summary of Seller's Transaction		
100. Gross Amount Due From Borrower			400. Gross Amount Due To Seller		
101. Contract Sales Price	4,800,000.00	401. Contract Sales Price	4,800,000.00		
102. Personal Property		402. Personal Property			
103. Settlement charges to borrower (line 1400)	.00	403.			
104.		404.			
105.		405.			
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/Town taxes		406. City/Town taxes			
107. County taxes		407. County taxes			
108.		408.			
109.		409.			
110.		410.			
111.		411.			
112.		412.			
120. Gross Amount Due From Borrower	4,800,000.00	420. Gross Amount Due To Seller	4,800,000.00		
200. Amounts Paid By Or In Behalf Of Borrower			500. Reductions In Amount Due To Seller		
201. Deposit or earnest money		501. Excess deposit (see instructions)			
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	54,693.50		
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to			
204. Credit per Settlement Agreement	4,800,000.00	504. Credit per Settlement Agreement	4,800,000.00		
205.		505.			
206.		506.			
207.		507.			
208.		508.			
209.		509.			
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/Town taxes		510. City/Town taxes			
211. County taxes		511. County taxes			
212. Assessments		512. Assessments			
213.		513.			
214.		514.			
215.		515.			
216.		516.			
217.		517.			
218.		518.			
219.		519.			
220. Total Paid By/For Borrower	4,800,000.00	520. Total Reduction Amount Due Seller	4,854,693.50		
300. Cash At Settlement From/To Borrower			600. Cash At Settlement From/To Seller		
301. Gross Amount due from borrower (line 120)	4,800,000.00	601. Gross Amount due to Seller (line 420)	4,800,000.00		
302. Less amounts paid by/for borrower (line 220)	4,800,000.00	602. Less reductions in amount due seller (line 520)	4,854,693.50		
303. CASH From BORROWER		603. CASH From SELLER	54,693.50		

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on October 14, 2024.

L. SETTLEMENT CHARGES					
700. Total Real Estate Broker Fees				Paid From	Paid From
Division of commission (line 700) as follows.				Borrower's	Seller's
701.				Funds at	Funds at
702.				Settlement	Settlement
703. Commission paid at settlement					
704.					
705.					
706.					
800. Items Payable In connection with Loan					
801. Loan Origination Fee	to Cash				
802. Loan Discount	to Cash				
803.					
804.					
805.					
806.					
900. Items Required By Lender To Be Paid In Advance					
901. Interest from	From 10/14/2024	To 11/01/2024			
902. Mortgage insurance premium					
903. Hazard Insurance premium					
904.					
905.					
1000. Reserves Deposited With Lender					
1001. Hazard Insurance					
1002. Mortgage Insurance					
1003. City property taxes					
1004. County Property Taxes					
1005. Annual assessments					
1006.					
1007.					
1008. Aggregate Adjustments					
1100. Title Charges					
1101.					
1102.					
1103.					
1104. Survey Fee	to Skyline Lien Search				1,000.00
1105. Lien Search	to Skyline Lien Search				750.00
1106. Title Search	to Attorney's Title Fund Services, LLC				500.00
1107. Attorney's fees (\$4,500.00 POCS)	to Mancebo Law, P.A.				3,500.00
1108. Title Insurance	to Old Republic National Title Insurance Company/ATFS				14,575.00
1109. Lender's coverage @ \$.00					
1110. Owner's coverage \$4,800,000.00 @ \$ 14,575.00					
1111.					
1112.					
1113.					
1200. Government Recording and Transfer Charges					
1201. Recording fees:	Deed \$18.50	Mortgage	Releases		18.50
1202. City/county tax/stamps	Deed	Mortgage			
1203. State tax/stamps:	Deed \$33,600.00	Mortgage			33,600.00
1204.					
1205.					
1300. Additional Settlement Charges					
1301. Mobile Notary Fee	to Notary Cam				750.00
1302.					
1303.					
1304.					
1305.					
1400. TOTAL SETTLEMENT CHARGES				.00	54,693.50

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on October 14, 2024.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: _____ Date: _____

HUD-1 SETTLEMENT STATEMENT ADDENDUM

File Number: 24-087-MOSHE

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower(s)

ZVI Holyholdings, LLC, a New York limited liability company

By: _____
Avraham Zvi Angel, Managing Member

Seller(s)

Third Avenue Development, LLC, a Florida limited liability company

By: Taho Management, LLC, a Florida limited liability company, its Manager

By: _____
Itay Avital, Manager

Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Mancebo Law, P.A.

By: _____ Date: _____