

SEARCH SUMMARY REPORT

Company: The Closing Company	Date: April 17, 12
Attention: Johanna	RLS File No: 12-194967
Email: closings@theclosingcompany.net	Processed by: Angeline Bryan
File No: 126248	Examined by: Meagan White

Folio No: 02-4203-130-0080	State: FL
Owner: Espronceda, Yara	County: Dade
Site Address: 734 Meridian Ave 4 Miami Beach FL 33139	Municipality: Miami Beach
Brief Legal: Victory Condo Unit 4	

Property Taxes	Municipal Accounts	Municipal Issues
2011 Taxes:.....PAID Exemptions: \$25,000.00+ Gross Amount: \$774.81 Amount Paid: \$743.82 Date Paid: 11/29/2011 Please verify prior to closing. Delinquent Taxes:.....NONE Please verify prior to closing.	1st Utility Account:.....YES Property serviced by a Master Meter. Contact Seller or HOA for updates & further info. 2nd Utility Account:.....NONE	Municipal Liens:.....NONE City reports no pending municipal liens. Please refer to your title search for recorded municipal liens. Code Violations:.....NONE City reports no pending violations. Please refer to your title search for your recorded municipal code liens.

SAMPLE

Assessments Due:.....NONE Special assessments are included in property tax bill until paid in full.	3rd Utility Account:.....NONE	Building Violations:.....NONE City reports no pending violations. Please refer to your title search for your recorded municipal code liens.
Tangible Taxes:.....NONE	Other Accounts:.....NONE	Open/Expired Permits:.....NONE City reports no open-active permit issues.
Prior Tangible Taxes:.....NONE	Miscellaneous:.....NONE	Miscellaneous:.....YES County reports violations on entire bldg/other units; see attached.

This report is specific to pending, unrecorded municipal liens reviewed as of the date below. This report does not constitute a title search and does not override any liens resulting from a title abstract. It is the responsibility of the closing agent to review all supporting documents attached prior to closing. Reliable Lien Search, Inc assumes no responsibility for incorrect information given by City/County Departments or new findings after the date provided by each department's lien letter.

The attached supporting municipal lien search documents have been reviewed by Reliable Lien Search as of: 4/17/2012

M. White
Meagan White, Examiner



MUNICIPAL LIEN SEARCH REPORT LIABILITY DISCLOSURE

PLEASE BE ADVISED THAT RELIABLE LIEN SEARCH, INC'S LIABILITY LIES WITHIN SEARCHING AND REPORTING ANY PENDING, UNRESOLVED, UNRECORDED MUNICIPAL/ COUNTY ISSUES AND/OR LIENS SPECIFIC TO THE SUBJECT PROPERTY FROM MUNICIPAL/COUNTY CODE, BUILDING, TAX, FINANCE AND MUNICIPAL UTILITY DEPARTMENTS AS OF DATE PROVIDED WITHIN SEARCH.

PLEASE REFER TO YOUR TITLE EXAMINATION OR TITLE SEARCH DEPARTMENT FOR RECORDED MUNICIPAL LIENS.

IF REQUESTED AND FORWARDED, RELIABLE LIEN SEARCH WILL RESEARCH AND OBTAIN PAYOFFS TO ANY RECORDED MUNICIPAL / COUNTY INSTRUMENTS FOUND BY YOUR TITLE SEARCH OR TITLE EXAMINATION DEPARTMENT.

ANY RECORDED MUNICIPAL/COUNTY INSTRUMENTS OR LIENS FOUND BY RELIABLE LIEN SEARCH AGAINST THE SUBJECT PROPERTY SHOULD BE TREATED AS INFORMATIONAL ONLY AND SHOULD BE VERIFIED BY YOUR TITLE EXAMINATION OR TITLE REPORT DEPARTMENT

PLEASE FEEL FREE TO CONTACT US AT 954-447-6947 WITH ANY QUESTIONS OR CONCERNS. THANK YOU.

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► **Search By:** Address, Owner, or Folio Number.

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Property Appraiser Home Page

Property Information Online Help

Property Information Home Page

Summary Details:

Folio No.:	02-4203-130-0080
Property:	734 MERIDIAN AVE 4
Mailing Address:	YARA ESPRONCEDA
	734 MERIDIAN AVE #4 MIAMI BEACH FL 33139-6158

Property Information:

Primary Zone:	3900 MULTI-FAMILY, MEDIUM DENSITY RESIDENTIAL
CLUC:	0007 CONDOMINIUM - RESIDENTIAL
Beds/Baths:	8/0
Floors:	0
Living Units:	1
Adj Sq Footage:	586
Lot Size:	0
Year Built:	1940
Legal Description:	VICTORY CONDO UNIT 4 UNDIV 11.00% INT IN COMMON ELEMENTS CLERKS FILE 73R-67064 OR 19957-4263 0901 1

Assessment Information:

Year:	2011	2010
Land Value:	\$0	\$0
Building Value:	\$0	\$0
Market Value:	\$112,890	\$125,430
Assessed Value:	\$77,764	\$76,615

Exemption Information:

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/\$27,764	\$50,000/\$26,615
County:	\$50,000/\$27,764	\$50,000/\$26,615
City:	\$50,000/\$27,764	\$50,000/\$26,615
School Board:	\$25,000/\$52,764	\$25,000/\$51,615

Sale Information:

Sale Date:	9/2001
Sale Amount:	\$75,000
Sale O/R:	19957-4263
Sales Qualification Description:	Sales which are qualified

[View Additional Sales](#)

Additional Information:

Click here to see more information for this property:	
Community Development District	
Community Redevelopment Area	
Empowerment Zone	
Enterprise Zone	
Zoning Land Use	
Urban Development Boundary	
Zoning	
Non-Ad Valorem Assessments	
Environmental Considerations	

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Property Taxes

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Detail Tax Information:

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[2011 Ad Valorem](#)

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Real Estate Tax Information

Today's Date: 04/13/2012 Last Update: 04/11/2012 Tax Year: 2011

Folio Number: 02 42031300080 MIAMI BEACH

Owner's Name: YARA ESPRONCEDA

Property Address: 734 MERIDIAN AVE 4

Mailing Information :

YARA ESPRONCEDA

734 MERIDIAN AVE #4

MIAMI BEACH FL

331396158

Legal Description :

VICTORY CONDO

UNIT 4

UNDIV 11.00% INT IN COMMON

ELEMENTS

To view 2011 Tax Notice/Memorandum click here

2011 Taxes are in paid status.

Paid by mortgage company: MERCANTIL COMMERCE BANK

Amounts due are subject to change without notice.

Contact Information

E-Mail:

[proptax@
miamidade.gov](mailto:proptax@miamidade.gov)

(305) 270-4916

Downtown Office:
140 W Flagler St.,
Room 101
Miami, FL 33130

Office Hours:

Mon - Fri
8:00 AM - 4:30 PM

Related Links:

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2011 Taxes

Today's Date: 04/13/2012 Last Update: 04/11/2012 Tax
Year: 2011

Folio Number: 02 42031300080 MIAMI BEACH

Owner's Name: YARA ESPRONCEDA

Property Address: 734 MERIDIAN AVE 4

[To view 2011 Tax Notice/Memorandum click here](#)

Bill Requested By: 260 MERCANTIL COMMERCE BANK

Gross Total Taxes:

<u>Ad Valorem</u>	774.81
Total Gross:	774.81

2011 Taxes are in paid status.

Payments Applied To 2011 Taxes:

Date Applied	Register/Receipt	Amount Paid
11/29/2011	AP /0000251	743.82

Paid by mortgage company: MERCANTIL COMMERCE BANK

Amounts due are subject to change without notice.

Contact Information

E-Mail:
[proptax@
miamidade.gov](mailto:proptax@miamidade.gov)

(305) 270-4916

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2011 Non-Ad Valorem Information

Today's Date: 04/13/2012 Last Update: 04/11/2012 Tax Year: 2011

Folio Number: 02 42031300080 MIAMI BEACH

Owner's Name: YARA ESPRONCEDA

Property Address: 734 MERIDIAN AVE 4

This folio number does not have any non-advalorem assessments.

Amounts due are subject to change without notice.

Contact Information

E-Mail:
[proptax@
miamidade.gov](mailto:proptax@miamidade.gov)

(305) 270-4916

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Prior Years

Today's Date: 04/13/2012 Last Update: 04/11/2012 Tax Year: 2011
Folio Number: 02 42031300080 MIAMI BEACH
Owner's Name: YARA ESPRONCEDA
Property Address: 734 MERIDIAN AVE 4

As of 04/13/2012 no prior years taxes due.

Amounts due are subject to change without notice.

Contact Information

E-Mail:
[proptax@
miamidade.gov](mailto:proptax@miamidade.gov)

(305) 270-4916

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Tax Collector

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House Number:
Direction:
Street Name:
Street Type:

[Search by folio](#)

Tangible Personal Property Tax

Search Results		
Page: 1 2 3 4 5 Next 5 Pages		
Folio	Business Name	Business Address
31098029	Anjum P Shiekh & Shiekh S Eliehi	00735 MERIDIAN AVE
40155880	Casa Davincci Llc	00740 MERIDIAN AVE
08853640	Hernandez Celine	00740 MERIDIAN AVE
40127243	Anjum P Shiekh &	00745 MERIDIAN AVE
40172411	Playa De Oro Llc	00751 MERIDIAN AVE
40115880	Evacana Usa	00751 MERIDIAN AVE
40167679	Majestic Bay Corp	00820 MERIDIAN AVE
23132733	Victoria Gardens Apartments	00820 MERIDIAN AVE
31008279	Pennsylvania Lc	00831 MERIDIAN AVE
40172093	Offr Inc	00850 MERIDIAN AVE
40140122	Off Providence Of S Beach Crop	00850 MERIDIAN AVE
07558242	Gutierrez Luis & Barbara Apts	00850 MERIDIAN AVE
15410897	Nine Twenty Meridian Home Inc	00820 MERIDIAN AVE
40225723	South Beach Michigan Apt Llc	00824 MERIDIAN AVE
40079166	Allan G Gaber Sw Donna	00824 MERIDIAN AVE
40115717	Giller Meridian Llc	00827 MERIDIAN AVE
40249831	Pretoria Estate Ag Llc	00934 MERIDIAN AVE
14824956	Meridian Manor Apts	00934 MERIDIAN AVE
40238722	948 Meridian Ave Llc	00948 MERIDIAN AVE
40091971	Deco Palms Lc	00948 MERIDIAN AVE

Date Last Edited : Wed Jul 20 13:35:15 2005

Contact Information

Downtown Office
140 W Flagler St
Room 101
Miami, FL 33130

Office Hours
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**NO TANGIBLE
TAXES**



**City of Miami Beach
Interest In Real Property**

This document serves as constructive notice of the
City of Miami Beach's interest in the real property identified below.

Property Address: 734 MERIDIAN AVE

Parcel: 0242031300080

VICTORY CONDO UNIT 4 UNDIV 11.00% INT IN COMMON ELEMENTS CLERKS FILE 73R-67064 OR 19957-4263 0901 1

Search performed by evelynr of Reliable Lien Search Inc on Mon Apr 16 06:16:04 PDT 2012

Tracking Number: 726720

LIEN 1 of 1

Licensing

Name:

VICTORY CONDO

Balance Due:

\$0.00

GRAND TOTAL: \$0.00

NOTE FOR CONDOMINIUMS

The above figures are for the specific unit requested. There may be additional charges for the common areas not listed above. In order to obtain this information, please email your request to Gabriel Donoso at gdonoso@miamibeachfl.gov or fax to 305-604-2428.

**NO CODE
VIOLATIONS**

NO PERMITS

**MASTER METER
CONTACT HOA**



Harvey Ruvin
CLERK of the COURTS
MIAMI-DADE COUNTY, FLORIDA



Code Enforcement System - Citation Search

FOLIO # NOT FOUND: 0242031300080

Citation

Folio

Name

Mailing Address

Folio Number: 0242031300080

☐ All Citations ☒ Open Citations Only

Submit

Reset

**NO CODE
VIOLATIONS**

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S0141756

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Harvey Ruvin
CLERK of the COURTS
MIAMI-DADE COUNTY, FLORIDA



Code Enforcement System - Search Results

Violator/Party Street Address: **734 MERIDIAN AVE 4 - OPEN CITATIONS ONLY**

**** Click on the Citation to see more details ****

Citation	Issued Date	Total Due	Name
D195752	3/21/2011	\$160.00	DEMO, SANDRA
D196378	3/21/2011	\$160.00	DEMO, SANDRA
D268009	1/ 2/2012	\$160.00	BEDWELL, MELVIN

not our unit

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S0141756

Cases Matching Search Criteria

Case Number	Case Type	Address	Owner's Name	Folio Number
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Page Last Edited: Fri Nov 11, 2011 3:12:03 PM

**NO BLDG.
VIOLATIONS**

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e-Permitting

Search:



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MIAMI-DADE

Resident

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Business

Employee

Error during processing.

Read error message below and click **reset** to go back to Selection Menu.

ADDRESS NOT FOUND ...ENTER NEW ADDRESS ✓

Reset

NO PERMITS

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Building



Open Master Permit Inquiry by Folio

Results from folio inquiry: FOLIO NOT FOUND
IN DATABASE...ENTER NEW FOLIO

Folio Number: 0242031300080 ✓

Submit

NO PERMITS

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11011 Sheridan Street #212
Cooper City, FL 33026
Broward Ph: (954)447-6947 Dade: (305)819-5577
Broward Fx: (954)447-6946 Dade: (305)819-5522
Toll Free Fax: (866)424-4146
brenda@reliableliensearch.com

SEARCH REQUEST FORM

The Closing Company
Ph: 305-279-2713 Fax: 305-777-8861
Email: johanna@theclosingcompany.net

Requested by: Johanna Merino

Order Date: 4-13-12

Your File Number: 126248

Closing Date: ASAP

PROPERTY INFORMATION

Folio No.: 0242 031300080 ✓ County: miami-Dade ✓

Address: 734 meridian ave #4 ✓

City, State, Zip: miami Beach, FL 33139

Lot/Unit 4 Block/Bldg _____
Subdivision Victory Land P/Bk _____ Pg _____

Owner of Record (Seller): Owner of record.

Permit & Code Violation report Included: YES

Special Request(s): _____

For RLS use:

Rec'd Date: _____ Processed by: _____

Pledged turn-around date: _____ Examined by: _____

angeline@reliableliensearch.com

From: Johanna A. Merino <johanna@theclosingcompany.net>
Sent: Friday, April 13, 2012 1:50 PM
To: brenda@reliableliensearch.com
Subject: New order 126248
Attachments: Johanna052.PDF

Importance: High

Thanks

Johanna A. Merino, FRP
Paralegal
The Closing Company, Inc.
9425 Sunset Drive, Suite 124 , Miami, FL 33173
direct 305.279.2713 fax 305.777.8861
Johanna@theclosingcompany.net
www.theclosingcompany.net

* Please note all closing funds must be in the form of a wire. We are not able to accept cashier's checks.

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From: info@reliableliensearch.com
Sent: Friday, April 13, 2012 4:46 PM
To: closings@theclosingcompany.net
Cc: angeline@reliableliensearch.com
Subject: Order Confirmation: 126248



RELIABLE LIEN SEARCH, INC.
12741 Miramar Parkway 102
Miramar, FL 33027
Off 954-447-6947 / 866-717-5120
Fax 954-447-6946 / 866-717-5119
www.reliableliensearch.com

Experience the reliable difference!

ORDER CONFIRMATION ✓

Services Requested: Municipal Lien Search Report

Our File No: 12-194967 ✓
Processor: Angeline Bryan (Angeline@reliableliensearch.com)
Tax folio No: 02-4203-130-0080
Owners Name: Espronceda, Yara
Property Address: 734 Meridian Ave 4 Miami Beach 33139
Brief Legal: Victory Condo Unit 4
Client: The Closing Company
Client File Number: 126248

Approximate Municipal Lien Search Turnaround Time: 2-3 **Business Days**.

HOA Estoppel Letter, Zoning Letter, Survey & Permit Closings Service fees vary and will be submitted for approval before work is commenced.

Thank you for your continued business!



Invoice

12741 Miramar Parkway #102

Miramar FL 33027

Office: 954-447-6947

Fax: 954-447-6946

Invoice #	Date
12-194967	4/17/2012

Client File #	126248
---------------	--------

Property Address
734 Meridian Ave 4 Maimi Bch fl 33139

Bill To
The Closing Company

Description	Amount
Search Fee & Muni costs - S Florida County	165.00
Thank you for your business.	Total \$165.00

This invoice is due at closing or net 60 days, whichever occurs first. HOA Estoppel and/or zoning requests not part of wash agreement. Reliable Lien Search Inc. is not responsible for any reporting errors caused by inaccurate entries/docketing, and/or internal reporting procedures of the examined records from particular county/municipality.

Balance Due	\$165.00
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