



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/21/2023

Property Information	
Folio:	03-4108-006-0290
Property Address:	340 MADEIRA AVE Coral Gables, FL 33134-4258
Owner	CALAIS 1905 LLC
Mailing Address	329 CADIMA AVE CORAL GABLES, FL 33134 USA
PA Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 9 / 0
Floors	2
Living Units	9
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,305 Sq.Ft
Lot Size	10,000 Sq.Ft
Year Built	1962



Assessment Information			
Year	2022	2021	2020
Land Value	\$1,200,000	\$910,000	\$950,000
Building Value	\$426,533	\$375,349	\$375,349
XF Value	\$4,125	\$4,125	\$4,125
Market Value	\$1,630,658	\$1,289,474	\$1,329,474
Assessed Value	\$1,630,658	\$1,116,372	\$1,014,884

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		\$173,102	\$314,590
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
CORAL GABLES SEC K PB 8-33 LOTS 3 TO 6 INC BLK 8 LOT SIZE 100.000 X 100 OR 19317-0704 09/2000 1 COC 26380-0853 05 2008 1	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,630,658	\$1,116,372	\$1,014,884
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,630,658	\$1,289,474	\$1,329,474
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,630,658	\$1,116,372	\$1,014,884
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,630,658	\$1,116,372	\$1,014,884

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/28/2021	\$2,150,000	32964-3518	Qual by exam of deed
05/01/2008	\$975,000	26380-0853	Sales which are qualified
09/01/2000	\$675,000	19317-0704	Sales which are qualified
06/01/1996	\$525,000	17259-3390	Sales which are qualified

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>

Version:

City's Exhibit #1

340 Madeira Ave

<b><u>Owner (deed and Sunbiz principal, mailing, and Registered Agent address)</u></b>	<b><u>Mortgagee (mortgage and FDIC BankFind address)</u></b>
Calais 1905 LLC Carlos Lopez 329 Cadima Ave Coral Gables, FL 33134-7307	Anchor Bank 4500 PGA Blvd Palm Beach Gardens, FL 33418



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company

CALAIS 1905 LLC

### Filing Information

<b>Document Number</b>	L17000171067
<b>FEI/EIN Number</b>	82-2639942
<b>Date Filed</b>	08/10/2017
<b>Effective Date</b>	08/10/2017
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

329 Cadima Ave  
Coral Gables, FL 33134

Changed: 04/03/2019

### Mailing Address

329 Cadima Ave  
Coral Gables, FL 33134

Changed: 04/03/2019

### Registered Agent Name & Address

Lopez, Carlos  
329 Cadima Ave  
Coral Gables, FL 33134

Name Changed: 04/14/2021

Address Changed: 04/14/2021

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SAM-E-NIK CORP.  
329 Cadima Ave

Coral Gables, FL 33134

Title Manager

Lopez, Carlos  
329 Cadima Ave  
Coral Gables, FL 33134

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	06/12/2020
2021	04/14/2021
2022	03/15/2022

**Document Images**

<a href="#">03/15/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/12/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/03/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/10/2017 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>


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[Permits and Inspections: Search Results](#)
[Logon](#)   [Help](#)   [Contact](#)
[New Permit Search](#)

## Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">CE-18-08-4484</a>	08/30/2018	340 MADEIRA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GovQA - CE278700	final	08/31/2018	08/31/2018	0.00
<a href="#">CE-18-08-3886</a>	08/21/2018	340 MADEIRA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA 277912	final	08/21/2018	08/21/2018	0.00
<a href="#">UP-17-08-1679</a>	08/11/2017	340 MADEIRA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR EL-17-08-1677 REPAIR EXISTING ELECTRIC SERVICE METER - \$2,000	final	08/11/2017	08/11/2017	0.00
<a href="#">EL-17-08-1677</a>	08/11/2017	340 MADEIRA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	REPAIR EXISTING ELECTRIC SERVICE METER - \$2,000 SMOKE DETECTORS REQUIRED FOR THIS REPAIR AS PER FLORIDA BUILDING CODE	final	08/14/2017	01/17/2018	0.00
<a href="#">ZN-13-12-2353</a>	12/13/2013	340 MADEIRA AVE	PAINT / RESURFACE FL / CLEAN	**CANCELED AS PER FBC SECT 105.3.2**PRESSURE CLEAN AND PAINT EXTERIOR WALLS BM 2175 60 LIGHT SALMON AND TRIM BM 2175 70 PEACH PARFAIT \$2500	canceled		04/30/2020	0.00
<a href="#">RC-12-09-1331</a>	09/24/2012	340 MADEIRA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION	final		09/24/2012	0.00
<a href="#">CE-10-08-4697</a>	08/25/2010	340 MADEIRA AVE	CODE ENF WARNING PROCESS	WT14405 SEC 54- 154 CC (DOP) PLACING TRASH ON PROPERTY 350 MADEIRA AVE PROHIBITED. MUST PLACE IN DUMPSTER FOR 340 MADEIRA. MUST REMOVE.	final	08/25/2010	08/25/2010	0.00
<a href="#">CE-10-07-3876</a>	07/06/2010	340 MADEIRA AVE	CODE ENF WARNING PROCESS	WT6275 SEC 5-1907 ZC (SNR) MAINTAINING A REAL ESTATE SIGN OVER 40 SQUARE INCHES.	final	07/06/2010	12/16/2021	0.00

# City's Exhibit #3

<a href="#">EL-09-02-2462</a>	02/26/2009	340 MADEIRA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL FOR THE A/C CENTRAL UNIT @ APTS #5, #8 & #9	final	02/26/2009	03/06/2009	0.00
<a href="#">ME-09-02-1600</a>	02/06/2009	340 MADEIRA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL 4.5 TON A/C CENTRAL UNIT, HEATING, DUCTWORK \$10,500 AT #5, 8 AND 9	final	02/18/2009	03/13/2009	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

340 MADEIRA AVE Coral Gables, FL 33134----4 (Address, Code Case# NOVI-22-09-1381)

340 MADEIRA AVE Coral Gables, FL 33134----4 (Address)

340 MADEIRA AVE Coral Gables, FL 33134----4 (Address, Inspection# ICODE-019937-2022)

340 MADEIRA AVE Coral Gables, FL 33134----4 (Address, Inspection# ICODE-033103-2023)

340 MADEIRA AVE Coral Gables, FL 33134--425 (Address, Permit# UNST-22-12-0002)

340 MADEIRA AVE Coral Gables, FL 33134--425 (Address)



## The City of Coral Gables

Development Services Department  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

September 24, 2012

Mary Jo Investment II, Inc.  
1617 Madrid Street  
Coral Gables, FL 33134-3501

### **LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY**

**PROPERTY FOLIO: # 03-4108-006-0290**  
**ADDRESS: 340 Madeira Street, Coral Gables, FL**

Dear Property Owner/Manager:

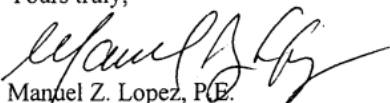
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2012. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

  
Manuel Z. Lopez, P.E.  
Building Official





## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

1/3/2022

**VIA CERTIFIED MAIL**

MARY JO INVESTMENT II INC  
1617 MADRID ST  
CORAL GABLES, FL 33134-3501

7020 3160 0001 1022 1215

**RE: 340 MADEIRA AVE**  
**FOLIO # 03-4108-006-0290**

### Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1962. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: [http://www.miamidade.gov/pa/property\\_recertification.asp](http://www.miamidade.gov/pa/property_recertification.asp). The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

**City's Exhibit #5**

Tracking Number:

Remove X

70203160000110221215

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 3:30 pm on January 6, 2022 in MIAMI, FL 33134.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

MIAMI, FL 33134

January 6, 2022, 3:30 pm

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Product Information



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## Need More Help?

Contact USPS Tracking support for further assistance.

**FAQs**



## The City of Coral Gables

Development Services Department  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

4/4/2022

MARY JO INVESTMENT II INC  
1617 MADRID ST  
CORAL GABLES, FL. 33134-3501

7021 2720 0001 4959 2223

**RE: 340 MADEIRA AVE**  
**FOLIO # 03-4108-006-0290**

### Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 1/3/2022, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). **Additionally you will need to register in the new permitting system to submit report, see the instructions attached.**

**Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.** The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.  
Deputy Building Official

Tracking Number:

Remove X

70212720000149592223

Copy      Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 1:14 pm on April 8, 2022 in MIAMI, FL 33134.

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Delivered

Delivered, Left with Individual

MIAMI, FL 33134

April 8, 2022, 1:14 pm

See All Tracking History

Feedback

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USPS Tracking Plus®



Product Information



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## Need More Help?

Contact USPS Tracking support for further assistance.

**FAQs**



## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

6/9/2022

MARY JO INVESTMENT II INC  
1617 MADRID ST  
CORAL GABLES, FL 33134-3501

7021 1970 0000 4016 1678

RE: 340 MADEIRA AVE

FOLIO # 03-4108-006-0290

Notice of Required Inspection For Recertification of 40 Years or Older Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/3/2022, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 4/4/2022, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.  
Building Official

Tracking Number:

Remove X

70211970000040161678

Copy      Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 12:31 pm on June 11, 2022 in MIAMI, FL 33134.

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Delivered, Left with Individual

MIAMI, FL 33134  
June 11, 2022, 12:31 pm

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Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

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Enter tracking or barcode numbers



## Need More Help?

Contact USPS Tracking support for further assistance.

**FAQs**



## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

7/18/2022

**VIA CERTIFIED MAIL**

CALAIS 1905 LLC.  
329 CADIMA AVE  
CORAL GABLES, FL 33134

7021 1970 0000 4016 1975

**RE: 340 MADEIRA AVE**  
**FOLIO # 03-4108-006-0290**

### Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1962. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: [http://www.miamidade.gov/pa/property\\_recertification.asp](http://www.miamidade.gov/pa/property_recertification.asp). **The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.**

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

Tracking Number:

Remove X

70211970000040161975

Copy      Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 12:36 pm on July 21, 2022 in MIAMI, FL 33134.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

MIAMI, FL 33134

July 21, 2022, 12:36 pm

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



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Track Another Package

Enter tracking or barcode numbers

## Need More Help?

Contact USPS Tracking support for further assistance.

**FAQs**

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 23-5375

vs.

Return receipt number:

Calais 1905 LLC  
Carlos Lopez  
329 Cadima Ave  
Coral Gables, FL 33134-7307  
Respondent.

7021 1970 0000 4015 7046

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY  
AND NOTICE OF HEARING**

Date: February 24, 2023

Re: 340 Madeira Ave, Coral Gables, Fl. 33134, LOTS 3 TO 6 INC BLK 8, CORAL GABLES SEC K,  
PB 8-33, and Folio: 03-4108-006-0290 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Florida, Coral Gables, Florida 33134, on March 13, 2023, at 2:00 p.m.**


You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

**City's Exhibit #6**

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

  
\_\_\_\_\_  
Virginia Goizueta  
Secretary to the Board

#### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.**

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c.

Anchor Bank  
4500 PGA Blvd  
Palm Beach Gardens, FL 33418

7021 1970 0000 4015 7053



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 340 MADEIRA AVE, ON February 24, 2023, AT 10:15.

EDUARDO MARTIN  
Employee's Printed Name

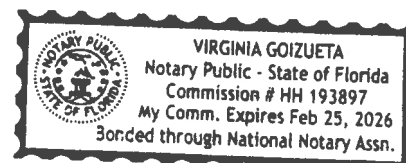
*Eduardo Martin*  
Employee's Signature

STATE OF FLORIDA )  
ss.  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 24th day of February, in the year 2023, by  
Eduardo Martin who is personally known to me.

My Commission Expires:

*Virginia Goizueta*  
Virginia Goizueta  
Notary Public



City's Exhibit #7



City's Exhibit #8





**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

Case No. 23-5375

CITY OF CORAL GABLES,  
Petitioner,

vs.

Calais 1905 LLC  
Carlos Lopez  
329 Cadima Ave  
Coral Gables, FL 33134-7307  
Respondent.

Return receipt number:

7021 1970 0000 4015 7046

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY  
AND NOTICE OF HEARING**

Date: February 24, 2023

Re: 340 Madeira Ave, Coral Gables, FL 33134, LOTS 3 TO 6 INC BLK 8, CORAL GABLES SEC K,  
PB 8-33, and Folio: 03-4108-006-0290 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134 on March 13, 2023, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing, your continuance must be made in writing to, Secretary to Virginia Goizueta the Board, at City of Coral Gables Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, FL 33134.

vggoizueta@coralgables.com, tel: (305) 460-5250. Monday through Friday, 7:30 a.m. to 2:30 p.m. The Development Services Department's hours are





CFN 2022R0047982  
OR BK 32964 Pgs 3518-3519 (2Pgs)  
RECORDED 01/14/2022 13:46:30  
DEED DOC TAX \$12,900.00  
SURTAX \$9,675.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

*This document was prepared by:*  
Thomas Ringel, Esq.  
Markowitz, Ringel, Trusty & Hartog, P.A.  
9130 South Dadeland Blvd., Suite 1800  
Miami, FL 33156  
(305) 670-5000

*After recording return to:*  
Jorge Sánchez-Galarraga  
Sanchez-Galarraga, P.A.  
1313 Ponce de Leon Blvd., Suite 301  
Coral Gables, FL 33134  
(305) 445-5351

**Parcel ID Number: 03-4108-006-0290**

## **Warranty Deed**

This Indenture, Made this 28 day of December, 2021 A.D., Between

**MARY JO INVESTMENT II, INC., a Florida corporation** whose address is: 1617 Madrid Street, Coral Gables, FL 33134 of the County of Miami-Dade, State of Florida, grantor, and

**CALAIS 1905 LLC, a Florida limited liability company** whose address is: 329 Cadima Avenue, Coral Gables, FL 33134 of the County of Miami-Dade, State of Florida, grantee.

**Witnesseth** that the GRANTOR for and in consideration of the sum of **TEN DOLLARS (\$10) DOLLARS**, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade, State of Florida to wit:

**LOTS 3, 4, 5, AND 6 IN BLOCK 8, OF CORAL GABLES SECTION "K", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 33, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To have and to hold** the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021.**

**Subject to** restrictions, reservations and easements of record, if any, without intent to reimpose same.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

21-0604R

**City's Exhibit #9**

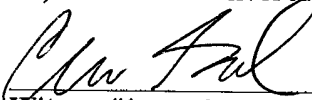
# Warranty Deed

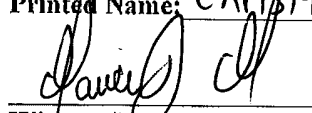
Parcel ID Number: 03-4108-006-0290

Page 2 of 2

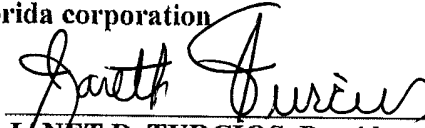
In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness #1  
Printed Name: Christian Gornail

  
Witness #2  
Printed Name: Maria J Morales

MARY JO INVESTMENT II, INC., a  
Florida corporation

By:  (Seal)  
JANET D. TURCIOS, President  
1617 Madrid Street, Coral Gables, FL 33134

State of Florida

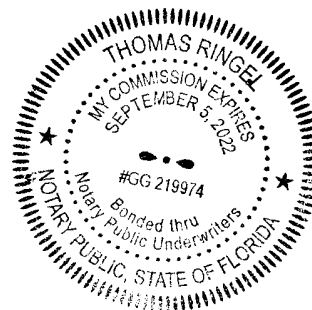
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of **December, 2021**, by **JANET D. TURCIOS, President of MARY JO INVESTMENT II, INC., a Florida corporation on behalf of the corporation** who is ☒ personally known to me or who ☐ produced a Florida's driver license as identification.

  
NOTARY PUBLIC

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



21-0604R

THIS INSTRUMENT PREPARED  
BY AND RETURN TO:  
Scott J. Leitten  
Block & Colucci, P.A.  
4425 Military Trail, Suite 200  
Jupiter, Florida 33458

THE PROPER FLORIDA DOCUMENTARY STAMP TAX HAS BEEN PAID ON THE ORIGINAL PROMISSORY NOTE SECURED BY THE MORTGAGE REFERRED TO IN THIS AGREEMENT, AND ADDITIONAL FLORIDA DOCUMENTARY STAMP TAX IS BEING PAID FOR ADDING CALAIS 1905 LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MADEIRA 330 LLC, A FLORIDA LIMITED LIABILITY COMPANY AS CO-OBLIGORS TO THE PROMISSORY NOTE. THE CURRENT OUTSTANDING BALANCE OF THE ABOVE REFERENCED NOTE AND MORTGAGE IS \$451,421.69.

### **MORTGAGE SPREADER AGREEMENT**

4 THIS MORTGAGE SPREADER AGREEMENT ("Agreement") is made and executed February 2022 by and between SAM-E-NIK CORP., a New York corporation, CALAIS 1905 LLC, a Florida limited liability company and MADEIRA 330 LLC, a Florida limited liability company (collectively "Mortgagor") having their principal place of business located 329 Cadima Ave., Coral Gables, FL 33134 and ANCHOR BANK ("Mortgagee"), successor by merger to Home Federal Bank of Hollywood, having its principal place of business located at 4500 PGA Blvd., Suite 111, Palm Beach Gardens, FL 33418.

#### **RECITALS**

WHEREAS, Mortgagor Sam-E-Nik Corp., a New York corporation, executed and delivered a Promissory Note dated June 24, 2016 ("Note") in the original principal amount of Five Hundred Twenty Thousand and No/100 Dollars (\$520,000.00) and a first Mortgage, Assignment of Rents and Leases and Security Agreement ("Mortgage") securing the Note of even date therewith recorded in Official Record Book 30130, Page 3383, Public Records of Miami-Dade County, Florida in favor of Mortgagee, encumbering certain personal property therein described and the following described real property located in Miami-Dade County, Florida:

**Lots 35, 36, 37 and 38 in Block 17 of CORAL GABLES COCONUT GROVE SECTION PART ONE, a subdivision, according to the plat thereof, as recorded in Plat Book 14, Page 25, Public Records of Miami-Dade County, Florida. ("Parcel 1").**

WHEREAS, Mortgagor Calais 1905 LLC, a Florida limited liability company, and Madeira 330 LLC, a Florida limited liability company, executed and delivered a First Amendment to Promissory Note dated of even date herewith agreeing to be added as a co-borrowers under the Note.

WHEREAS, Mortgagor Calais 1905 LLC, a Florida limited liability company, owns the following described real property located in Miami-Dade County, Florida:

**Lots 3, 4, 5, and 6 in Block 8, of Coral Gables Section "K", according to the plat thereof as recorded in Plat Book 8, Page 33, Public Records of Miami-Dade County, Florida. ("Parcel 2").**

WHEREAS, Mortgagor Madeira 330 LLC, a Florida limited liability company, owns the following described real property located in Miami-Dade County, Florida:

**Lots 7, 8, 9 and 10, Block 8, Coral Gables Section "K", according to the map or plat thereof as recorded in Plat Book 8, Page 33, Public Records of Miami-Dade County, Florida. ("Parcel 3").**

WHEREAS, Mortgagor has requested that Mortgagee spread the lien of the Mortgage from Parcel 1 to Parcel 2 and to Parcel 3 and modify certain terms of said Note and Mortgage, and the Mortgagee is agreeable to such spreader and modifications, subject to the terms and conditions set forth herein; and; and

WHEREAS, the Mortgagor has agreed to execute this Agreement, a First Amendment to Promissory Note ("Note Amendment"), and other instruments in connection therewith to evidence the spreader of the Mortgage to Parcel 2 and to Parcel 3, modification of the Note and Mortgage and modification of the terms and conditions of the instruments described herein.

WHEREAS, the Mortgagor executed and delivered to Mortgagee certain other written instruments in connection with the Note and Mortgage that are herein jointly and severally called the "Original Loan Documents," which term includes any and all amendments, increases, extensions, renewals, restatements, replacements, substitutions, modifications and consolidations thereof, jointly and severally.

WHEREAS, the Mortgagor has agreed to execute and deliver to Mortgagee certain other written instruments in connection with this Agreement and Renewal Note that are herein jointly and severally called the "New Loan Documents," which term includes any and all amendments, increases, extensions, restatements, renewals, replacements, substitutions, modifications and consolidations thereof, jointly and severally.

**NOW, THEREFORE**, in consideration of the premises and other good and valuable considerations, the parties agree to be legally bound as follows:

1. Recitals. The parties acknowledge that the statements contained in the Recitals are true and correct and the Recitals by this reference are made a part of this Agreement.
2. Spreader. The mortgage, lien, security interest and entire effect of the Mortgage shall be spread over and onto, encumber and be against Parcel 2 and Parcel 3 and the personal property associated therewith as additional security to secure the debts and obligation described in the Note and Mortgage. The lien and effect of the Mortgage shall remain and continue on and against Parcel 1.
3. Outstanding Indebtedness of Note. The outstanding principal indebtedness of the Note as the date of this Agreement is Four Hundred Fifty One Thousand Four Hundred Twenty One and 69/100 Dollars (\$451,421.69).
4. Modification of Note and Mortgage. The terms and conditions of the Note Amendment shall amend and modify the terms and conditions of the Note, and the terms and conditions of this Agreement shall amend and modify the terms and conditions of the Mortgage. Mortgagor and Mortgagee agree that this Agreement does not constitute a novation and that all terms and conditions not expressly modified herein remain in full force and effect.
5. Consent and Waiver. Mortgagor acknowledges and agrees it is liable for repayment of the Note and Mortgage. Mortgagor further acknowledges and agrees that it has no defense, claim, counterclaim, defense to payment, right of setoff or recoupment against Mortgagee or with respect to the Note, Mortgage and Original Loan Documents or the amounts which are due Mortgagee under the terms of the Note, Mortgage and Original Loan Documents. Mortgagor hereby waives any claim or defense that it now has or might hereafter have for events occurring prior to the date of execution of this Agreement, with respect to the Note, Mortgage and Original Loan Documents or any other agreement between Mortgagor and Mortgagee and further agrees not to raise any such claim or defense, if any, in any civil proceedings or otherwise.
6. Reaffirmation. Mortgagor hereby ratifies, affirms and reaffirms said Note, Mortgage and Original Loan Documents. Mortgagor represents that there are no conditions of default or facts or consequences which would lead to a default under the obligations due from Mortgagor to Mortgagee. Mortgagor acknowledges and agrees that Mortgagee has in no way defaulted or performed any act or omission under the Note, Mortgage and Original Loan Documents or any other agreement between Mortgagor and Mortgagee prior to the date of this Agreement which would give rise to any action or defenses, counterclaims, cause or causes of actions, suits, debts, sums of money, damages, claims, costs, expenses and/or demands whatsoever, in law or in equity or otherwise, by the Mortgagor against Mortgagee.
7. Mortgage. The Note as modified by the Note Amendment is secured by the Mortgage. In the event of any default under the Note, Mortgage, Original Loan Documents or New Loan Documents, as amended and modified, the Mortgagee shall have the right to proceed against the collateral encumbered by the Mortgage. The priority of the lien shall be determined by and relate back to the filing date of the Mortgage. Mortgagor covenants and agrees that the Mortgage continues to secure the Note.



8. No Impairment of Lien. Nothing set forth herein shall affect the priority or extent of the lien of the Mortgage, nor release or change the liability of any party who may now be or after the date of this Agreement, become liable, primarily or secondarily, under the Original Loan Documents.

9. Default. Any default under the terms and conditions of this Agreement, Note, Mortgage, Original Loan Documents or New Loan Documents, any of the documents executed in connection therewith or any other instrument set forth herein or contemplated hereby shall be and is a default under every other instrument set forth herein or contemplated hereby.

10. Notices. Any notice or demand that must or may be given or made in connection with Agreement, Note, Mortgage, Original Loan Documents or New Loan Documents shall be as provided in the Loan Agreement.

11. Other Provisions. Except as set forth in this Agreement, the Note or the New Loan Documents, all other terms, conditions and obligations set forth in the Note, the Mortgage, and Original Loan Documents shall remain in full force and effect and shall be fully complied with.

12. Valid Existing Obligation. This Agreement modifies certain terms and conditions of a valid, existing obligation evidenced by the documents identified herein, together with all renewals, extensions and modifications thereto. The parties hereto agree that this Agreement is not intended to substitute or extinguish such valid, existing obligation, nor is this Agreement intended to effect a novation of such valid, existing obligation.

13. Binding Effects. Mortgagor hereby acknowledges that the Note, Mortgage, Original Loan Documents and all of the other documents executed in connection therewith are valid, binding and enforceable in accordance with their respective terms and provision and that there are no counterclaims, defenses or set off to the same or the Loan. All representations and warranties made by Mortgagor in such documents remain true and correct as of the date of this Agreement.

14. Successors, Writing, Etc. This instrument and all documents constituting the legal obligation between the parties shall bind the successors and assigns to the parties hereto and can only be modified or changed by a writing signed by all parties to the document to be modified or changed, or their respective successors and/or assigns, and shall be interpreted under the laws of Florida.

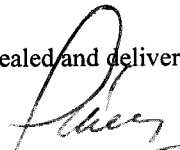
15. Fees and Costs. Mortgagor shall be responsible for the payment of all costs incident to this modification, including attorneys' fees for Mortgagee's counsel and state recording taxes, documentary stamp tax and intangible tax, if any.


16. Waiver. EACH MORTGAGOR AND MORTGAGEE KNOWINGLY, VOLUNTARILY, INTENTIONALLY AND IRREVOCABLY WAIVE EACH RIGHT THEY MAY HAVE TO A TRIAL BY JURY WITH RESPECT TO ANY ACTION OR OTHER LEGAL PROCEEDING, WHETHER BASED ON ANY CONTRACT OR NEGLIGENT, INTENTIONAL OR OTHER TORT OR OTHERWISE, IN CONNECTION WITH (A) THIS AGREEMENT, THE MORTGAGE, THE NOTE, THE RENEWAL NOTE, THE ORIGINAL LOAN DOCUMENTS OR ANY OTHER COLLATERAL, GUARANTY, ENDORSEMENT, SUBORDINATION OR OTHER SECURITY OR ASSURANCE OF PAYMENT, WHETHER NOW EXISTING OR HEREAFTER ARISING, THAT NOW OR HEREAFTER DIRECTLY OR INDIRECTLY SECURES THE PAYMENT OF OR IS OTHERWISE NOW OR HEREAFTER APPLICABLE TO ANY AMOUNT PAYABLE PURSUANT TO THE NOTE, THE RENEWAL NOTE OR MORTGAGE, (B) ANY OTHER WRITING HERETOFORE OR HEREAFTER EXECUTED IN CONNECTION WITH THIS AGREEMENT, THE MORTGAGE, THE NOTE, THE RENEWAL NOTE, THE ORIGINAL LOAN DOCUMENTS, OR ANY OTHER COLLATERAL, GUARANTY, ENDORSEMENT, SUBORDINATION OR OTHER SECURITY OR ASSURANCE OF PAYMENT AND (C) ANY ACTION HERETOFORE OR HEREAFTER TAKEN OR NOT TAKEN, ANY COURSE OF CONDUCT HERETOFORE OR HEREAFTER PURSUED, ACCEPTED OR ACQUIESCED IN, OR ANY ORAL OR WRITTEN AGREEMENT OR REPRESENTATION HERETOFORE OR HEREAFTER MADE, BY OR ON BEHALF OF THE MORTGAGEE IN CONNECTION WITH THIS AGREEMENT, THE MORTGAGE, THE NOTE, THE RENEWAL NOTE, THE ORIGINAL LOAN DOCUMENTS OR ANY OTHER COLLATERAL, GUARANTY, ENDORSEMENT, SUBORDINATION OR OTHER SECURITY OR ASSURANCE OF PAYMENT.



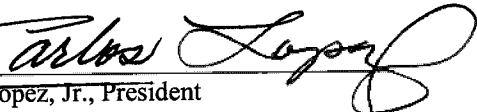
**[SIGNATURE PAGES TO FOLLOW]**

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:  
  
LIANA Y. CASTILLO, Witness  
[PRINT NAME OF WITNESS]

  
JORGE SANCHEZ-GALARRAGA Witness  
[PRINT NAME OF WITNESS]

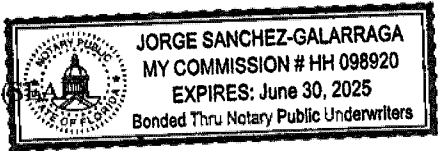
MORTGAGOR:  
SAM-E-NIK CORP., a New York corporation

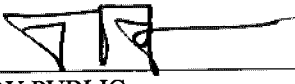
By:   
Carlos Lopez, Jr., President

(Seal)


STATE OF FLORIDA:  
COUNTY OF MIAMI-DADE


The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of February, 2022 by Carlos Lopez, Jr., as President of SAM-E-NIK CORP., a New York corporation. He/she/they is/are ☒ personally known to me or ☐ has/have presented driver's license as proof of identification.



  
NOTARY PUBLIC  
Commission Number:  
My Commission Expires:

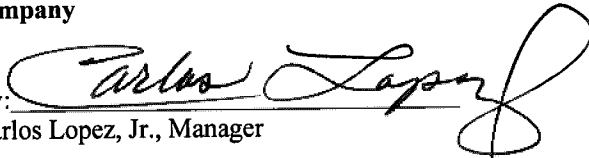
Signed, sealed and delivered in our presence:

  
LINA Y. CASTILLO, Witness  
 [PRINT NAME OF WITNESS]

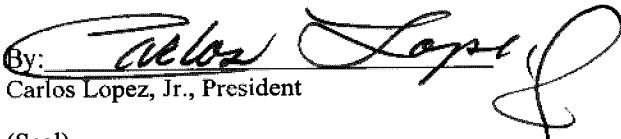
  
JORGE SANCHEZ GALARRAGA, Witness  
 [PRINT NAME OF WITNESS]

**MORTGAGOR:**

**CALAIS 1905 LLC, a Florida limited liability company**

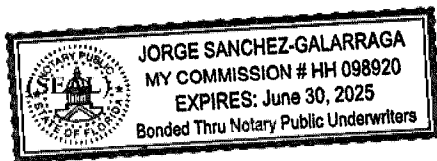
By:   
 Carlos Lopez, Jr., Manager


By: **SAM-E-NIK CORP., a New York corporation, Manager**

By:   
 Carlos Lopez, Jr., President  
 (Seal)


STATE OF FLORIDA:  
 COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of February, 2022 by Carlos Lopez, Jr., Manager of CALAIS 1905 LLC, a Florida limited liability company and as President of SAM-E-NIK CORP., a New York corporation, Manager of CALAIS 1905 LLC, a Florida limited liability company. He/she/they is/are ☒ personally known to me or ☐ has/have presented driver's license as proof of identification.



  
 NOTARY PUBLIC  
 Commission Number:  
 My Commission Expires:

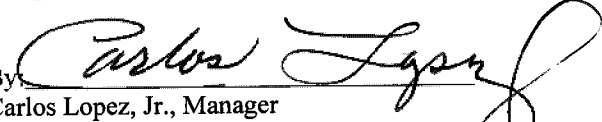
Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Liana Y. Castillo, Witness  
[PRINT NAME OF WITNESS]

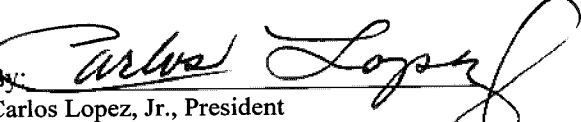
  
\_\_\_\_\_  
Jorge Sanchez Galarraga, Witness  
[PRINT NAME OF WITNESS]

**MORTGAGOR:**

**MADEIRA 330 LLC, a Florida limited liability company**

By:   
\_\_\_\_\_  
Carlos Lopez, Jr., Manager

By: **SAM-E-NIK CORP., a New York corporation, Manager**

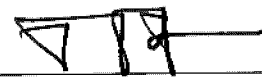
By:   
\_\_\_\_\_  
Carlos Lopez, Jr., President

(Seal)

STATE OF FLORIDA:  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of February, 2022 by Carlos Lopez, Jr., Manager of MADEIRA 330 LLC, a Florida limited liability company and as President of SAM-E-NIK CORP., a New York corporation, Manager of MADEIRA 330 LLC, a Florida limited liability company. He/she/they is/are ☒ personally known to me or ☐ has/have presented driver's license as proof of identification.

(SEAL)

  
\_\_\_\_\_  
NOTARY PUBLIC  
Commission Number:  
My Commission Expires:



Signed, sealed and delivered in our presence:

*Linda Orr*  
LINDA ORR, Witness  
[PRINT NAME OF WITNESS]

*Chantal Seaton*  
CHANTAL SEATON, Witness  
[PRINT NAME OF WITNESS]

**MORTGAGEE:**

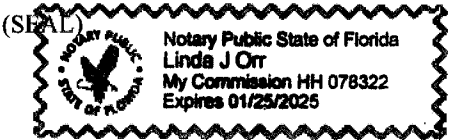
**ANCHOR BANK**

By: *David Pauley*  
David Pauley, Vice President

(Seal)

STATE OF FLORIDA:  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of February, 2022 by David Pauley, as Vice President **ANCHOR BANK**, on behalf of the Bank. He/she/they is/are ☒ personally known to me or ☐ has/have presented his/her driver's license as identification.



*Linda J Orr*  
NOTARY PUBLIC  
Commission Number:  
My Commission Expires:

 BankFind Suite Home

Back to Search Results

# Anchor Bank



## Institution Details

Data as of 02/17/2023



**FDIC Insured**  
Since 03/22/2005

**FDIC Cert #**  
57931

**Established**  
03/22/2005

**Bank Charter Class**  
State Chartered Banks, member of the Federal Reserve System (FRS)

**Primary Federal Regulator**  
Federal Reserve Board

**Main Office Address**  
4500 Pga Blvd  
Palm Beach Gardens, FL 33418

**Primary Website**  
[www.anchorbank.com](http://www.anchorbank.com)

**Locations**  
6 domestic locations: 1 state and 0 territories.  
0 in foreign locations.

**Financial Information**  
[Create financial reports for this institution](#)

**Consumer Assistance**  
[Federal Reserve Consumer Help](#)

**Contact the FDIC**  
[Questions about Bank Information](#)

Get additional detailed information by selecting from the following:

Locations

History

Institution Profile

Other Names

## 6 Branch Offices

Hide 

Results

25 ▼



1



Page #

Go

Address

4500 Pga  
Blvd

Palm

Full Servi

431755	Main Office	Anchor Bank	Palm Beach Gardens, FL 33418	Palm Beach Gardens	Palm Beach	FL	Full Service Brick And Mortar
613549	2	Boca Raton Branch	1180 N. Federal Highway Boca Raton, FL 33432	Boca Raton	Palm Beach	FL	Full Service Brick And Mortar
625480	3	Pga Office Branch	4500 Pga Blvd Suite 111 Palm Beach Gardens, FL 33418	Palm Beach Gardens	Palm Beach	FL	Full Service Brick And Mortar
61029	4	Hallandale Branch	900 North Federal Highway Hallandale Beach, FL 33009	Hallandale Beach	Broward	FL	Full Service Brick And Mortar
640724	5	Lake Worth Branch	6805 Lake Worth Road Greenacres, FL 33467	Greenacres	Palm Beach	FL	Full Service Brick And Mortar
648065	6	Coral Gables Branch	2100 Ponce De Leon Blvd Penthouse 1 Coral Gables, FL 33134	Coral Gables	Miami-Dade	FL	Full Service Brick And Mortar