



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/12/2017

Property Information	
Folio:	03-4108-007-1700
Property Address:	33 ALHAMBRA CIR Coral Gables, FL 33134-4687
Owner	TWJ ALHAMBRA LLC
Mailing Address	100 S BISCAYNE BLVD STE 900 MIAMI, FL 33131 USA
PA Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 12 / 0
Floors	2
Living Units	12
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	5.974 Sq Ft
Lot Size	11,732 Sq Ft
Year Built	1956



Assessment Information			
Year	2016	2015	2014
Land Value	\$821,240	\$762,580	\$527,940
Building Value	\$178,760	\$130,968	\$293,995
XF Value	\$0	\$0	\$0
Market Value	\$1,000,000	\$893,548	\$821,935
Assessed Value	\$958,320	\$871,200	\$792,000

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$41,680	\$22,348	\$29,935

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

Short Legal Description
8 54 41 CORAL GABLES SEC L PB 8-85 LOTS 4 & 5 BLK 15 LOT SIZE 96 960 X 121 COC 24800-2585 07 2006 2

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$958,320	\$871,200	\$792,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,000,000	\$893,548	\$821,935
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$958,320	\$871,200	\$792,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$958,320	\$871,200	\$792,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/09/2012	\$100	28183-1495	Corrective, tax or QCD; min consideration
03/09/2012	\$300,100	28044-1366	Financial inst or "In Lieu of Forclosures" stated
07/01/2006	\$8,400,000	24800-2585	Deeds that include more than one parcel
03/01/1982	\$468,000	11383-0118	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

33 Alhambra Circle

Owner (Registered Agent)

TWJ Alhambra LLC

c/o Jerome Hollo

100 S Biscayne Blvd

Ste 900

Miami FL 33131-2031

33 ALHAMBRA CIRCLE





Home Citizen Services Business Services Back to Coral Gables.com

Logon Help Contact

Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-14-03-3369	03/27/2014	33 ALHAMBRA CIR	BOA PRELIMINARY/MED BONUS/FINAL	***COMMERCIAL*** PRELIMINARY(2) RE-DESIGN * NEW BUILDING (16 STORIES) \$22,000,000	issued	03/27/2014		0.00
CC-15-10-5616	10/26/2015	33 ALHAMBRA CIR	CONCURRENCY INVOICE	CONCURRENCY IMPACT STATEMENT (33, 43 & 47 ALHAMBRA CIRCLE - 20 & 42 NAVARRE AVE - 2001 GALIANO ST	final	10/26/2015	10/26/2015	0.00
CE-13-05-0990	05/13/2013	33 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT11475 5-1404 ZONING CODE (PAK) PARKING OF VEHICLES ON LAWN OR OTHER UNAPPROVED SURFACE. PARKING ON LAWN. SOUTH OF BUILDING.	final	05/13/2013	05/16/2013	0.00
DR-16-04-6598	04/18/2016	33 ALHAMBRA CIR	DEVELOPMENT REVIEW COMMITTEE	33 ALHAMBRA. DRC LEVEL 1 APPLICATION FOR MIXED USE SITE PLAN REVIEW INCLUDING A COMPREHENSIVE PLAN MAP AMENDMENT AND ZONING CODE MAP AMENDMENT FOR THE PROPERTY LOCATED AT 33 ALHAMBRA CIRCLE.	issued	04/18/2016		0.00
HI-13-11-2989	11/22/2013	33 ALHAMBRA CIR	LETTER OF HISTORIC SIGNIFICANCE		final	11/22/2013	11/22/2013	0.00
RC-17-04-1600	04/12/2017	33 ALHAMBRA CIR	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1956) CONSTRUCTION REGULATION BOARD CASE #17-5970 AND UNSAFE STRUCTURES FEE	approved			980.63
ZN-13-10-0291	10/04/2013	33 ALHAMBRA CIR	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT WHITE AS EXISTING \$5500	final	10/07/2013	03/17/2014	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).

CITY'S

EXHIBIT

2



City of Coral Gables
Fire Department
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	33 Alhambra Circle Apartments - 12 units	Inspection Date:	3/7/2017
Address:	33 Alhambra Circle	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

Company Representative:

No Signature
3/7/2017 2:31:56 PM
Signature valid only in mobile-eye s documents

Inspector:

No Signature
3/7/2017
Leonard Veight
3/7/2017 2:31:56 PM
Signature valid only in mobile-eye s documents

Leonard Veight
3/7/2017

CITY'S

EXHIBIT

3



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3932 5938 6579

TWJ ALHAMBRA LLC
C/O JEROME HOLLO
100 S BISCAYNE BLVD # 900
MIAMI, FL 33131

RE: 33 ALHAMBRA CIR, CORAL GABLES, FL
FOLIO # 03-4108-007-1700
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1956.

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 to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

In the event repairs or modifications are found to be necessary resulting from the recertification inspection, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter for the owner to obtain the necessary permits and perform the repairs. Recertification will take place once a revised Report is submitted and all required permits are closed.

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: http://www.miamidade.gov/pa/property_recertification.asp The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S Composite

EXHIBIT

4

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
TWJ ALHAMBRA LLC
C/O JEROME HOLLO
100 S BISCAYNE BLVD #900
MIAMI, FL 33131



9590 9402 1194 5246 9263 84

2. Article Number (Transfer from service label)
91-7108-2133-3932-5938-6579

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
[Signature] Addressee

B. Received by (Printed Name) *JOSEPH* C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

2016 Decet.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-5970

vs.

TWJ ALHAMBRA LLC
c/o Jerome Hollo
100 S. Biscayne Boulevard, Suite 900
Miami, Florida 33131-2031

Return receipt number:

91 7108 2133 3932 6150 7290

Respondent.

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

Date: April 28, 2017

Re: **33 Alhambra Circle**, Coral Gables, Florida 33134-4687, and legally described as Lots 4 & 5, Block 15, of CORAL GABLES SECTION L, according to the Plat thereof, as recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-007-1700 ("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 105-1 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.

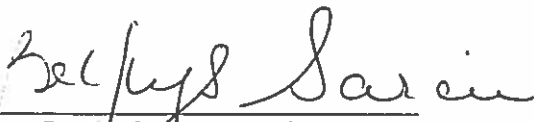
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on May 15, 2017, at 2:00 p.m.

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 Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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.


Belkys Garcia, 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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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, 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, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 17-5970

Title of Document Posted: Construction Regulation Board Case

I, Jose Iglesias, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 33 ALTAMBRA CIR, ON 4-28-17
AT 10:20 AM.

Jose Iglesias
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of April, in
the year 20 17, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

33 ALHAMBRA CIRCLE



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 17-5970

vs.

TWJ ALHAMBRA LLC
c/o Jerome Hollo
100 S. Biscayne Boulevard, Suite 900
Miami, Florida 33131-2031

Return receipt number:

91 7108 2133 3932 6150 7498

Respondent.

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

Date: May 30, 2017

Re: **33 Alhambra Circle**, Coral Gables, Florida 33134-4687, and legally described as Lots 4 & 5, Block 15, of CORAL GABLES SECTION L, according to the Plat thereof, as recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-007-1700 ("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-I 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, Coral Gables, Florida 33134, on June 12, 2017, 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 Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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.


Belkys Garcia, 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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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, 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, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 17-5970

Title of Document Posted: Construction Regulation Board Case

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 33 Alhambra Circle, ON 5-30-17
AT 9:35 am.

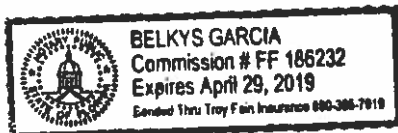
Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

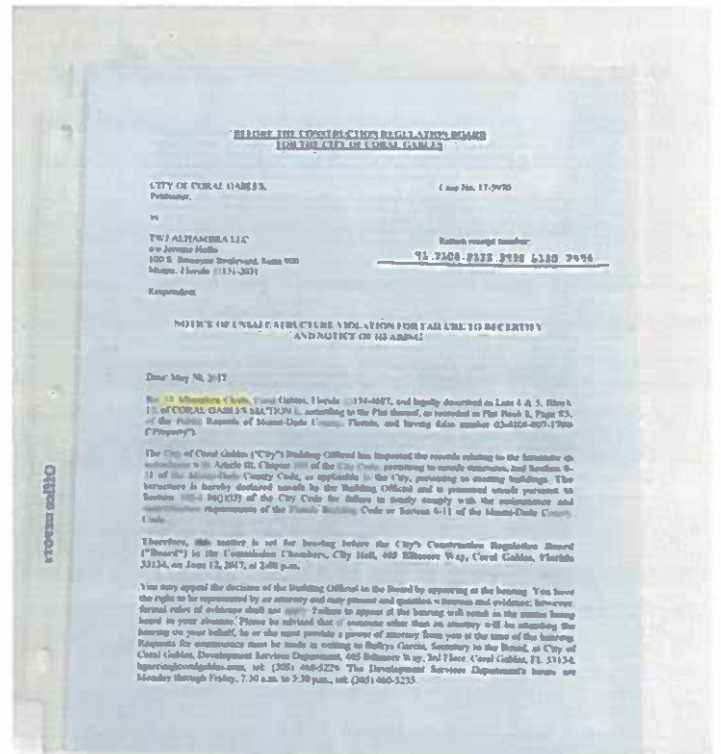
Sworn to (or affirmed) and subscribed before me this 30th day of May, in
the year 20 17, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

33 ALHAMBRA CIRCLE





CFN 2012R0486174
 DR Bk 28183 Pgs 1495 - 1500; (6pgs)
 RECORDED 07/11/2012 10:54:03
 DEED DDC TAX 0.60
 SURTAX 0.45
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Return to: (Enclose self-addressed stamped envelope):
 Prepared by:
 Heather A. Scott, Esquire
 Rosenthal Rosenthal Rasco Kaplan, LLC
 20900 N. E. 30th Avenue
 Suite 600
 Aventura, Florida 33180

Folio Numbers: 03-4108-007-1680; 03-4108-007-1681; 03-4108-007-1690;
 03-4108-007-1700; 03-4108-007-1710; 03-4108-007-1720.

Prepared without title review

_____ space above this line for recording data _____

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 07th day of July, 2012, by 1814 BRICKELL, LLC, a Florida limited liability company n/k/a TWJ ALHAMBRA, LLC, a Florida limited liability company, whose address is 100 S. Biscayne Blvd, Suite 900, Miami, FL 33131, first party, to TWJ ALHAMBRA, LLC, a Florida limited liability company, whose address is 100 S. Biscayne Blvd, Suite 900, Miami, FL 33131, second party:

(wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

Lots 1, 2, 3, 4, 5, 6 and 7, Block 15, REVISED PLAT CORAL GABLES SECTION L, according to the Plat thereof as recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

NO DOCUMENTARY STAMP TAXES ARE DUE ON THIS QUIT CLAIM DEED, AS THE SAME IS BEING RECORDED ONLY TO REFLECT THE NAME CHANGE OF THE GRANTOR/GRANTEE.

PER CUST.

6

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

1814 BRICKELL, LLC, a Florida limited
liability company n/k/a TWJ
ALHAMBRA, LLC, a Florida limited
liability company

Kathleen Crogan
(Print Name) KATHLEEN CROGAN
Maria A. Behar
(Print Name) MARIA A. BEHAR

By: [Signature]
Print Name: Jerome Hollo
Title: Manager

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

Sworn to and subscribed before me this 9th day of July, 2012, by
Jerome Hollo, as MANAGER, of 1814 BRICKELL, LLC, a Florida
limited liability company n/k/a TWJ ALHAMBRA, LLC, a Florida limited liability company.

Kathleen Crogan
NOTARY PUBLIC-State of Florida
(Print, Type or Stamp Commissioned Name of Notary Public)
KATHLEEN CROGAN
Personally known or produced identification _____
Type of Identification Produced _____



193599 - 1

DOCUMENT COVER PAGE

(Space above this line reserved for recording office use)

Document Title: Certified Articles of Amendment to Articles of Organization for 1814
Brickell, LLC

Brief Legal Description:

**Lots 1, 2, 3, 4, 5, 6 and 7, Block 15, REVISED PLAT CORAL GABLES
SECTION L, according to the Plat thereof as recorded in Plat Book 8,
Page 85, of the Public Records of Miami-Dade County, Florida.**

Return Recorded Document to:
LEONARD KATZ
Florida East Coast Realty
100 S. Biscayne Blvd, Suite 900
Miami, FL 33131
(305) 358-7710

State of Florida



Department of State

I certify the attached is a true and correct copy of Articles of Amendment, filed on March 8, 2012, to the Articles of Organization for 1814 BRICKELL LLC which changed its name to TWJ ALHAMBRA LLC, a Florida limited liability company, as shown by the records of this office.

The document number of this limited liability company is L09000073072.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty-first day of June, 2012



CR2EO22 (1-11)

Ken Detzner
Ken Detzner
Secretary of State

ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
12 MAR -8 AM 10:46

1814 Brickell LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 7/30/09 and assigned
Florida document number L09000073072.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

TWJ Alhambra LLC

The new name must be distinguishable and end with the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

New Registered Office Address:

Enter Florida street address

_____, Florida _____

City

Zip Code

New Registered Agent's Signature, If changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

If amending the Managers or Managing Members on our records, enter the title, name, and address of each Manager or Managing Member being added or removed from our records:

MGR = Manager
MGRM = Managing Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove

_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove

_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove

_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove

_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove

D. If amending any other information, enter change(s) here: *(Attach additional sheets, if necessary.)*

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
MAR - 8 AM 10:46

Dated March 7, 2012

Signature of a member or authorized representative of a member

Leonard Katz
LEONARD KATZ

Typed or printed name of signer

Page 2 of 2

Filing Fee: \$25.00



DIVISION of
CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
TWJ ALHAMBRA LLC

Filing Information

Document Number	L09000073072
FEI/EIN Number	27-0638086
Date Filed	07/30/2009
Effective Date	07/29/2009
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	03/08/2012
Event Effective Date	NONE

Principal Address

100 S BISCAYNE BLVD
SUITE 900
MIAMI, FL 33131

Mailing Address

100 S BISCAYNE BLVD
SUITE 900
MIAMI, FL 33131

Registered Agent Name & Address

HOLLO, JEROME
100 S BISCAYNE BLVD
SUITE 900
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title MGR

HOLLO, TIBOR

100 S BISCAYNE BLVD STE 900
MIAMI, FL 33131

Title MGR

HOLLO, JEROME
100 S BISCAYNE BLVD STE 900
MIAMI, FL 33131

Title MGR

HOLLO, WAYNE
100 S BISCAYNE BLVD STE 900
MIAMI, FL 33131

Title MGR

KATZ, LEONARD
100 S BISCAYNE BLVD STE 900
MIAMI, FL 33131

Title MGR

Warhaft, Dean
100 S BISCAYNE BLVD
SUITE 900
MIAMI, FL 33131

Title MGR

Dahan, Phil
100 S Biscayne Blvd
Miami, FL 33131

Annual Reports

Report Year	Filed Date
2015	02/19/2015
2016	03/02/2016
2017	02/16/2017

Document Images

02/16/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
02/19/2015 -- ANNUAL REPORT	View image in PDF format