



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/6/2017

| Property Information | |
|----------------------|--|
| Folio: | 03-4120-017-1400 |
| Property Address: | 4218 PONCE DE LEON BLVD Coral Gables, FL 33146-1827 |
| Owner | PONCE MERRICK PARK ASSOC LTD |
| Mailing Address | 4649 PONCE DE LEON BLVD #306 CORAL GABLES, FL 33146 USA |
| Primary Zone | 6600 COMMERCIAL - LIBERAL |
| Primary Land Use | 4837 WAREHOUSE TERMINAL OR STG - WAREHOUSE OR STORAGE |
| Beds / Baths / Half | 0 / 0 / 0 |
| Floors | 1 |
| Living Units | 0 |
| Actual Area | 11,018 Sq Ft |
| Living Area | Sq.Ft |
| Adjusted Area | 11,018 Sq Ft |
| Lot Size | 11,000 Sq.Ft |
| Year Built | 1936 |



| Assessment Information | | | |
|------------------------|-------------|-------------|-------------|
| Year | 2016 | 2015 | 2014 |
| Land Value | \$1,870,000 | \$1,540,000 | \$1,265,000 |
| Building Value | \$269,016 | \$253,668 | \$332,795 |
| XF Value | \$101,570 | \$103,124 | \$17,601 |
| Market Value | \$2,240,586 | \$1,896,792 | \$1,615,396 |
| Assessed Value | \$1,954,628 | \$1,776,935 | \$1,615,396 |

| Benefits Information | | | | |
|----------------------|----------------------|-----------|-----------|------|
| Benefit | Type | 2016 | 2015 | 2014 |
| Non-Homestead Cap | Assessment Reduction | \$285,958 | \$119,857 | |

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

| Short Legal Description |
|---|
| CORAL GABLES INDUSTRIAL SEC PB 28-22 LOTS 8 TO 11 INC BLK 6 LOT SIZE 110.000 X 100 OR 19228-4232 0800 4 |

| Taxable Value Information | | | |
|---------------------------|-------------|-------------|-------------|
| | 2016 | 2015 | 2014 |
| County | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,954,628 | \$1,776,935 | \$1,615,396 |
| School Board | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$2,240,586 | \$1,896,792 | \$1,615,396 |
| City | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,954,628 | \$1,776,935 | \$1,615,396 |
| Regional | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,954,628 | \$1,776,935 | \$1,615,396 |

| Sales Information | | | |
|-------------------|-----------|--------------|---|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 08/01/2000 | \$0 | 19228-4232 | Sales which are disqualified as a result of examination of the deed |
| 07/01/2000 | \$950,000 | 19219-2489 | Other disqualified |
| 02/01/1993 | \$750,000 | 15815-0051 | Sales which are qualified |
| 05/01/1990 | \$0 | 14552-2896 | Sales which are disqualified as a result of examination of the deed |

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

4218 Ponce de Leon Blvd

| | |
|---|---|
| <p><u>Owner</u> Ponce Merrick Park Associates Ltd. 4649 Ponce De Leon Blvd, Ste 306 Coral Gables, FL 33146-2114</p> | <p><u>Owner (Registered Agent)</u> Ponce Merrick Park Associates Ltd. c/o William T Muir Registered Agent Dunwoody, White & Landon, P.A. 550 Biltmore Way, Suite 810 Coral Gables, FL 33134-5784</p> |
| <p><u>First Mortgagee</u> International Finance Bank 777 SW 37 Ave, Ste 700 Miami, FL 33135-4124</p> | <p><u>Second Mortgagee</u> American United Life Insurance Company One American Square Post Office Box 368 Indianapolis, Indiana 46282-0020</p> |
| <p><u>Second Mortgagee (Registered Agent)</u> American United Life Insurance Company One American Square, Ste 1201C Indianapolis, Indiana 46282-0020</p> | |



4218 Ponce De Leon Blvd



Home Citizen Services Business Services Back to Coral Gables.com

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 |
|---------------|------------|-------------------------|-----------------------------------|--|----------|------------|------------|----------|
| AB-14-06-2554 | 06/09/2014 | 4218 PONCE DE LEON BLVD | BOA PRELIMINARY/MED BONUS/FINAL | REV#5 REV TO PERMIT FINAL FACADE RENOVATION INTERIOR DEMO \$250,000 | final | 06/10/2014 | 03/10/2016 | 0.00 |
| AB-15-09-4551 | 09/21/2015 | 4218 PONCE DE LEON BLVD | BOA COMPLETE (LESS THAN \$75,000) | *COMMERCIAL*UNIT 100 TENANT IMPROVEMENTS - INTERIOR/ AC ROOF TOP UNITS (3) \$74000 | final | 09/21/2015 | 03/15/2016 | 0.00 |
| AB-15-09-4552 | 09/21/2015 | 4218 PONCE DE LEON BLVD | BOA COMPLETE (LESS THAN \$75,000) | *COMMERCIAL* UNIT 200 TENANT IMPROVEMENTS - INTERIOR/ AC ROOF TOP UNITS (3) \$74000 | final | 09/21/2015 | 03/15/2016 | 0.00 |
| AB-15-11-6178 | 11/23/2015 | 4218 PONCE DE LEON BLVD | BOA COMPLETE (LESS THAN \$75,000) | *COMMERCIAL* SUITE 300 - TENANT IMPROVEMENTS & ROOF TOP UNIT @ 207 SAN LORENZO AVE \$74,000 | final | 11/24/2015 | 11/15/2016 | 0.00 |
| AB-16-02-1530 | 02/01/2016 | 4218 PONCE DE LEON BLVD | BOA COMPLETE (LESS THAN \$75,000) | SIGNS (2) (MIELE) \$4,300 @ UNIT 100 | final | 02/01/2016 | 12/07/2016 | 0.00 |
| AB-16-05-7113 | 05/20/2016 | 4218 PONCE DE LEON BLVD | BOA COMPLETE (LESS THAN \$75,000) | **COM** REV INSTALLATION OF (8) AWNINGS / COLOR: RED \$13000 | final | 05/20/2016 | 10/04/2016 | 0.00 |
| BL-14-09-2604 | 09/16/2014 | 4218 PONCE DE LEON BLVD | DEMOLITION | TO CLOSE PERMIT SUPERCEDED BY BL15020072 COMM INTER DEMO ONLY \$7,500 | canceled | 09/29/2014 | 01/28/2016 | 0.00 |
| BL-15-02-0072 | 02/03/2015 | 4218 PONCE DE LEON BLVD | INT / EXT ALTERATIONS | *** SPECIAL INSPECTOR - LUIS M. RODRIGUEZ P.E. *** EXTERIOR ALTERATIONS, INTER ALTERATIONS, DEMO \$ 250,000 *** SHELL WORK *** | final | 04/14/2015 | 03/10/2016 | 0.00 |
| BL-15-06-6084 | 06/29/2015 | 4218 PONCE DE LEON BLVD | ROOF / LIGHT WEIGHT CONC | RE ROOF \$ FLAT ONLY | pending | | | 0.00 |
| BL-15-10-4398 | 10/02/2015 | 4218 PONCE DE LEON BLVD | INT / EXT ALTERATIONS | COMMERCIAL INTERIOR ALTERATIONS UNIT 200 (STUDIO BECKER) - AC ROOF TOP UNITS (3) \$74,000 (ADDRESS 4216 PONCE DE LEON BLVD) | final | 01/07/2016 | 03/15/2016 | 0.00 |
| BL-15-10-4405 | 10/02/2015 | 4218 PONCE DE LEON BLVD | INT / EXT ALTERATIONS | *** COMMERCIAL INTERIOR ALTERATIONS UNIT 100 (MIELE SHOWROOM)- AC ROOF TOP UNITS (3) \$74,000 (ADDRESS 4218 PONCE DE LEON BLVD) | final | 12/15/2015 | 03/15/2016 | 0.00 |
| BL-15-12-4889 | 12/04/2015 | 4218 PONCE DE LEON BLVD | INT / EXT ALTERATIONS | COMM INTER ALTER SUITE 300(ATELIER SILVA TCHERASSI) & ROOF TOP UNIT @ 207 SAN LORENZO AVE \$74,000 (ADDRESS 207 SAN LORENZO AVE) | final | 03/01/2016 | 11/15/2016 | 0.00 |
| BL-15-12-5073 | 12/08/2015 | 4218 PONCE DE LEON BLVD | ROOF / LIGHT WEIGHT CONC | RE-ROOF FLAT ROOF ** COMMERCIAL ** \$50,880 | final | 12/10/2015 | 02/10/2016 | 0.00 |
| BL-16-02-1957 | 02/10/2016 | 4218 PONCE DE LEON | SIGNS | ILLUMINATED WALL SIGNS (2) (MIELE) \$4,300 @ UNIT 100 | final | 04/01/2016 | 11/07/2016 | 0.00 |

CITY'S EXHIBIT 2

| | | BLVD | | | | | | | |
|---------------|------------|-------------------------|---|---|-----------|------------|------------|------|--|
| BL-16-02-1959 | 02/10/2016 | 4218 PONCE DE LEON BLVD | SIGNS | ILLUMINATED WALL SIGN (SILVIA TCHERASSI) \$4,200 @ UNIT 300 207 SAN LORENZO | final | 04/01/2016 | 09/19/2016 | 0.00 | |
| BL-16-02-1960 | 02/10/2016 | 4218 PONCE DE LEON BLVD | SIGNS | ILLUMINATED WALL SIGN (1) @ 4216 PONCE (STUDIO BECKER) \$4,000 | final | 04/01/2016 | 09/19/2016 | 0.00 | |
| BL-16-05-7627 | 05/31/2016 | 4218 PONCE DE LEON BLVD | AWNINGS / CANOPY | INSTALLATION OF (8) AWNINGS \$13,000 | final | 08/04/2016 | 10/04/2016 | 0.00 | |
| CE-16-01-2794 | 01/27/2016 | 4218 PONCE DE LEON BLVD | CODE ENF LIEN SEARCH | LIEN SEARCH | final | 01/29/2016 | 01/29/2016 | 0.00 | |
| EL-14-09-2723 | 09/18/2014 | 4218 PONCE DE LEON BLVD | ELEC COMMERCIAL / RESIDENTIAL WORK | COMM INTER DEMO ONLY | stop work | 12/11/2014 | | 0.00 | |
| EL-14-12-3774 | 12/10/2014 | 4218 PONCE DE LEON BLVD | ELECTRICAL COMMERCIAL /RESIDENTIAL WORK | TEMP FOR TEST | stop work | 12/11/2014 | | 0.00 | |
| EL-15-02-0386 | 02/09/2015 | 4218 PONCE DE LEON BLVD | ELEC COMMERCIAL / RESIDENTIAL WORK | EXTERIOR ALTERATIONS, INTER ALTERATIONS, DEMO 34 LIGHT SOCKETS; 24 ROUGHIN OUTLETS; 600 AMP SERVICE; 600 AMP SUBFEEDS AND 600 AMP SWITCHBOARDS (ASLO INCLUDES TEMP FOR CONSTRUCTION) | final | 04/21/2015 | 02/23/2016 | 0.00 | |
| EL-15-10-4402 | 10/02/2015 | 4218 PONCE DE LEON BLVD | ELEC COMMERCIAL / RESIDENTIAL WORK | *COMMERCIAL INTERIOR ALTERATIONS UNIT 200 (STUDIO BECKER) - AC ROOF TOP UNITS (3) 52 LIGHTS SOCKETS; 50 ROUGH IN OUTLETS; 4 COMMERCIAL OUTLETS AND 15 TONS A/C | final | 01/15/2016 | 03/03/2016 | 0.00 | |
| EL-15-10-4556 | 10/06/2015 | 4218 PONCE DE LEON BLVD | ELECTRICAL COMMERCIAL /RESIDENTIAL WORK | COMMERCIAL INTERIOR ALTERATIONS UNIT 100 (MIELE SHOWROOM)- AC ROOF TOP UNITS (3) 71 LIGHT SOCKETS; 117 ROUGH IN OUTLETS; 130 FEET TRACK LIGHTS AND 300 AMP SERVICE | final | 12/18/2015 | 02/16/2016 | 0.00 | |
| EL-15-12-5029 | 12/08/2015 | 4218 PONCE DE LEON BLVD | ELEC COMMERCIAL / RESIDENTIAL WORK | COMM INTER ALTER SUITE 300(ATELIER SILVA TCHERASSI) & ROOF TOP UNIT @ 207 SAN LORENZO AVE 20 LIGHT SOCKETS; 136 FEET TRACK LIGHTS; 31 ROUGH IN OUTLETS, 1 COMMERCIAL OUTLET FOR ILW, 200 AMP SERVICE AND 7.5 TONS A/C | final | 03/09/2016 | 10/24/2016 | 0.00 | |
| EL-16-01-2807 | 01/28/2016 | 4218 PONCE DE LEON BLVD | ELECTRICAL COMMERCIAL /RESIDENTIAL WORK | TEMP FOR TEST FOR : 207 SAN LORENZO 4216 PONCE DE LEON 4218 PONCE DE LEON | final | 01/28/2016 | 02/29/2016 | 0.00 | |
| EL-16-02-1970 | 02/10/2016 | 4218 PONCE DE LEON BLVD | ELEC SIGNS | ILLUMINATED WALL SIGN (1) @ 4216 PONCE (STUDIO BECKER) | final | 04/01/2016 | 11/22/2016 | 0.00 | |
| EL-16-02-1974 | 02/10/2016 | 4218 PONCE DE LEON BLVD | ELEC SIGNS | ILLUMINATED WALL SIGN (SILVIA TCHERASSI) \$4,200 @ UNIT 300 207 SAN LORENZO | final | 04/01/2016 | 11/22/2016 | 0.00 | |
| EL-16-02-1977 | 02/10/2016 | 4218 PONCE DE LEON BLVD | ELEC SIGNS | ILLUMINATED WALL SIGNS (2) (MIELE) \$4,300 @ UNIT 100 | final | 04/01/2016 | 11/22/2016 | 0.00 | |
| ME-15-02-0608 | 02/11/2015 | 4218 PONCE DE LEON BLVD | MECH COMMERCIAL / RESIDENTIAL WORK | CANCELLED SUPERCEDED BY ME 16012255, ME16012261 & ME16012263--NEW AC UNIT & INSTALL 4 BATHROOM EXHAUST FANS AND EXHUAST DUCTWORK | final | 11/20/2015 | 01/19/2016 | 0.00 | |
| ME-15-10-4585 | 10/06/2015 | 4218 PONCE | MECH COMMERCIAL / RESIDENTIAL WORK | ****CANCELLED**** | pending | | | 0.00 | |

| Project ID | Start Date | Address | Work Type | Description | Status | Start Date | End Date | Amount |
|---------------|------------|-------------------------|---|--|----------|------------|------------|--------|
| ME-15-10-4747 | 10/08/2015 | 4218 PONCE DE LEON BLVD | MECH COMMERCIAL / RESIDENTIAL WORK | ****CANCELLED**** | canceled | 01/20/2016 | | 0.00 |
| ME-15-12-4941 | 12/04/2015 | 4218 PONCE DE LEON BLVD | MECH COMMERCIAL / RESIDENTIAL WORK | INSTALL ONE 6 TON RTU ,DUCTWORK AND VENTILATION TO EXISTING SPACE. | final | 06/24/2016 | 10/31/2016 | 0.00 |
| ME-16-01-2255 | 01/19/2016 | 4218 PONCE DE LEON BLVD | MECH COMMERCIAL / RESIDENTIAL WORK | INSTALL 5 EXHAUST FANS | final | 01/19/2016 | 02/05/2016 | 0.00 |
| ME-16-01-2261 | 01/19/2016 | 4218 PONCE DE LEON BLVD | MECH COMMERCIAL / RESIDENTIAL WORK | INSTALL 15 TONS A/C ,DUCTWORK. | final | 01/19/2016 | 03/09/2016 | 0.00 |
| ME-16-01-2263 | 01/19/2016 | 4218 PONCE DE LEON BLVD | MECH COMMERCIAL / RESIDENTIAL WORK | INSTALL ONE 7.5 TON AND TWO 5 TON UNITS AND DUCTWORK | final | 01/19/2016 | 02/25/2016 | 0.00 |
| PL-14-09-2771 | 09/18/2014 | 4218 PONCE DE LEON BLVD | PLUMB COMMERCIAL / RESIDENTIAL WORK | PLUMBING WORK FOR COMM INTER DEMO ONLY | pending | | | 0.00 |
| PL-15-02-0417 | 02/09/2015 | 4218 PONCE DE LEON BLVD | PLUMB COMMERCIAL / RESIDENTIAL WORK | PLUMBING WORK FOR INTER ALTERATIONS | final | 04/29/2015 | 02/08/2016 | 0.00 |
| PL-15-05-4891 | 05/11/2015 | 4218 PONCE DE LEON BLVD | PLUMB COMMERCIAL / RESIDENTIAL WORK | PORTABLE TOILET | final | 06/11/2015 | 06/24/2015 | 0.00 |
| PL-15-10-4882 | 10/12/2015 | 4218 PONCE DE LEON BLVD | PLUMB COMMERCIAL / RESIDENTIAL WORK | PLUMBING WORK FOR *COMMERCIAL INTERIOR ALTERATIONS UNIT 200 (STUDIO BECKER) - | final | 01/20/2016 | 03/09/2016 | 0.00 |
| PL-15-12-4960 | 12/07/2015 | 4218 PONCE DE LEON BLVD | PLUMB COMMERCIAL / RESIDENTIAL WORK | PLUMBING-GAS WORK FOR COMMERCIAL INTERIOR ALTERATIONS UNIT 100 (MIELE SHOWROOM) | final | 12/29/2015 | 03/04/2016 | 0.00 |
| PL-15-12-5155 | 12/09/2015 | 4218 PONCE DE LEON BLVD | PLUMB COMMERCIAL / RESIDENTIAL WORK | PLUMBING WORK FOR COMM INTER ALTER SUITE 300 (ATELIER SILVA TCHERASSI) | final | 10/31/2016 | 11/10/2016 | 0.00 |
| PL-15-12-5747 | 12/22/2015 | 4218 PONCE DE LEON BLVD | PLUMB COMMERCIAL / RESIDENTIAL WORK | PLUMBING WORK FOR *** COMMERCIAL INTERIOR ALTERATIONS UNIT 100 (MIELE SHOWROOM) | final | 12/29/2015 | 03/04/2016 | 0.00 |
| PU-15-12-5532 | 12/17/2015 | 4218 PONCE DE LEON BLVD | PUBLIC RECORDS SEARCH | REQ CERT COPY OF BL15104405 | final | 12/17/2015 | 12/17/2015 | 0.00 |
| PW-15-03-4922 | 03/23/2015 | 4218 PONCE DE LEON BLVD | UTILITIES (CITY GAS) PERMIT | INSTALL 2" PE GAS MAIN & A 1.25" PE GAS SERVICE LINE WORK TO BEGIN EARLY MORNING NOT TO INTERFERE WITH BUSINESS HOURS CONTRACTOR TO NOTIFY AFFECTED OWNERS/TENANTS PRIOR TO BEGIN WORK | final | 03/31/2015 | 07/08/2016 | 0.00 |
| PW-15-04-4472 | 04/13/2015 | 4218 PONCE DE LEON BLVD | OBSTRUCTION OF ROW PERMIT | OBSTRUCTION OF THE RIGHT OF WAY WITH FENCE | issued | 04/20/2015 | | 0.00 |
| PW-15-09-4526 | 09/21/2015 | 4218 PONCE DE LEON BLVD | UTILITIES (MIAMI DADE WATER & SEWER) PERMIT | WATER SERVICE INSTALLATION & RETIREMENT DUAL ADDRESS BOX 4216-4218 PONCE DE LEON & 207 SAN LORENZO AVE | issued | 10/13/2015 | | 0.00 |
| PW-15-09-4527 | 09/21/2015 | 4218 PONCE DE LEON BLVD | OBSTRUCTION OF ROW W/COVERED WALKWAY PERMIT | OBSTRUCTION OF ROW W/SCAFFOLDING | issued | 09/23/2015 | | 0.00 |
| RC-17-03-1443 | 03/08/2017 | 4218 PONCE DE LEON BLVD | BUILDING RE CERTIFICATION | BUILDING RECERTIFICATION (1936) CONSTRUCTION REGULATION BOARD CASE #17-5894 UNSAFE STRUCTURES FEE | approved | | | 980.63 |

| | | | | | | | | |
|---------------|------------|----------------------------------|-------------------------------|---|---------|------------|------------|------|
| RV-15-06-4708 | 06/05/2015 | 4218 PONCE DE LEON BLVD | REVISION TO PERMIT | REVISION- ARCHITECTURAL & STRUCTURAL PAGES | final | 06/18/2015 | 06/18/2015 | 0.00 |
| RV-15-08-4930 | 08/20/2015 | 4218 PONCE DE LEON BLVD | REVISION TO PERMIT | MEP REVISION | final | 09/01/2015 | 09/01/2015 | 0.00 |
| RV-15-11-4908 | 11/02/2015 | 4218 PONCE DE LEON BLVD | REVISION TO PERMIT | REVISION- ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING PAGES | final | 11/10/2015 | 11/10/2015 | 0.00 |
| RV-15-12-5647 | 12/18/2015 | 4218 PONCE DE LEON BLVD | REVISION TO PERMIT | **REVISION** ELECTRICAL | final | 12/23/2015 | 12/23/2015 | 0.00 |
| RV-16-03-5734 | 03/07/2016 | 4218 PONCE DE LEON BLVD | REVISION TO PERMIT | PLUMBING REVISION (ADDRESS 4216 PONCE DE LEON BLVD) | final | 03/09/2016 | 03/09/2016 | 0.00 |
| RV-16-07-6763 | 07/13/2016 | 4218 PONCE DE LEON BLVD | REVISION TO PERMIT | REVISION- ARCHITECTURAL,ELECTRICAL, & MECHANICAL PAGES | final | 08/03/2016 | 08/03/2016 | 0.00 |
| RV-16-11-6843 | 11/09/2016 | 4218 PONCE DE LEON BLVD | REVISION TO PERMIT | PLUMBING REVISION | final | 11/10/2016 | 11/10/2016 | 0.00 |
| SD-15-09-4473 | 09/18/2015 | 4218 PONCE DE LEON BLVD | SHOP DRAWINGS | SHOP DRAWINGS STOREFRONT WINDOWS & DOORS | final | 11/13/2015 | 11/13/2015 | 0.00 |
| SD-15-10-5712 | 10/27/2015 | 4218 PONCE DE LEON BLVD | SHOP DRAWINGS | SHOP DRAWINGS DOOR & ROLL UP DOOR | final | 11/10/2015 | 11/10/2015 | 0.00 |
| UP-15-12-5074 | 12/08/2015 | 4218 PONCE DE LEON BLVD | UPFRONT FEE | UPFRONT FEE BL-15-12-5073, NEW FLAT ROOF *COMMERCIAL* \$50,880 | final | 12/08/2015 | 12/08/2015 | 0.00 |
| ZN-14-12-4373 | 12/23/2014 | 4218 PONCE DE LEON BLVD | DUMPSTER / CONTAINER | DUMPSTER | final | 12/23/2014 | 12/23/2014 | 0.00 |
| ZN-15-04-5150 | 04/22/2015 | 4218 PONCE DE LEON BLVD | DUMPSTER / CONTAINER | DUMPSTER | final | 04/23/2015 | 04/23/2015 | 0.00 |
| ZV-16-03-6183 | 03/14/2016 | 4218 PONCE DE LEON BLVD | ZONING LETTER VERIFICATION | ZONING VERIFICATION LETTER | pending | | | 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 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: | STUDIO BECKER | Inspection Date: | 3/7/2017 |
| Address: | 4218 Ponce De Leon Boulevard | InspectionType: | Business (Annual Fire Inspection) |
| City: | Coral Gables | Inspected By: | Enrique Goll 305-460-5563 |
| Suite: | | Occ. Sq. Ft.: | 5000 |

No violations noted at this time.

Company Representative:

Signature valid only in mobile-eye documents

cecilia rosell
3/7/2017

Inspector:

Signature valid only in mobile-eye documents

Enrique Goll
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 6937

PONCE MERRICK PARK ASSOC LTD
C/O DUNWODY, WHITE & LONDON PA. WILLIAM T MORRIS
550 BILTMORE WAY #810
CORAL GABLES, FL 33134

RE: 4218 PONCE DE LEON BLVD, CORAL GABLES, FL
FOLIO # 03-4120-017-1400
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 1936.

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:
PONCE MERRICK PARK ASSOC LTD
C/O DUNWODY, WHITE & LANDON PA,
WILLIAM T MUIR
550 BILTMORE WAY #810
CORAL GABLES, FL 33134



9590 9402 1194 5246 9262 30

2. Article Number (Transfer from service label)
9171082133393259386937

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent
 Addressee

B. Received by (Printed Name) _____

C. Date of Delivery
4-28-14

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) | |

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-5894

vs.

PONCE MERRICK PARK ASSOCIATES LTD.
4649 Ponce de Leon Boulevard, Suite 306
Coral Gables, Florida 33146-2114

Return receipt number:

91 7108 2133 3932 6150 7276

Respondent.

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

Date: March 28, 2017

Re: **4218 Ponce de Leon Boulevard**, Coral Gables, Florida 33146-1827, and legally described as Lots 8 to 11, inc Block 6, of CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4120-017-1400 ("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.

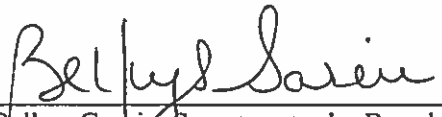
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on April 10, 2017, at 2:00 p.m.

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.

C:
Ponce Merrick Park Associates Ltd. c/o William T. Muir, Dunwoody, White & Landon, P.A., 550 Biltmore Way,
Suite 810, Coral Gables, Florida 33134-5784
International Finance Bank, 777 S.W. 37th Avenue, Suite 700, Miami, Florida 33135-4124
American United Life Insurance Company, One American Square, P.O. Box 368, Indianapolis, Indiana 46282-0020
American United Life Insurance Company, One American Square, Suite 1201C, Indianapolis, Indiana 46282-0020



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 17-5894

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 4218 Ponce de Leon, ON 3-28-17
AT 10:10 AM. Blvd

EDUARDO MARTIN
Employee's Printed Name

[Signature]
Employee's Signature

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

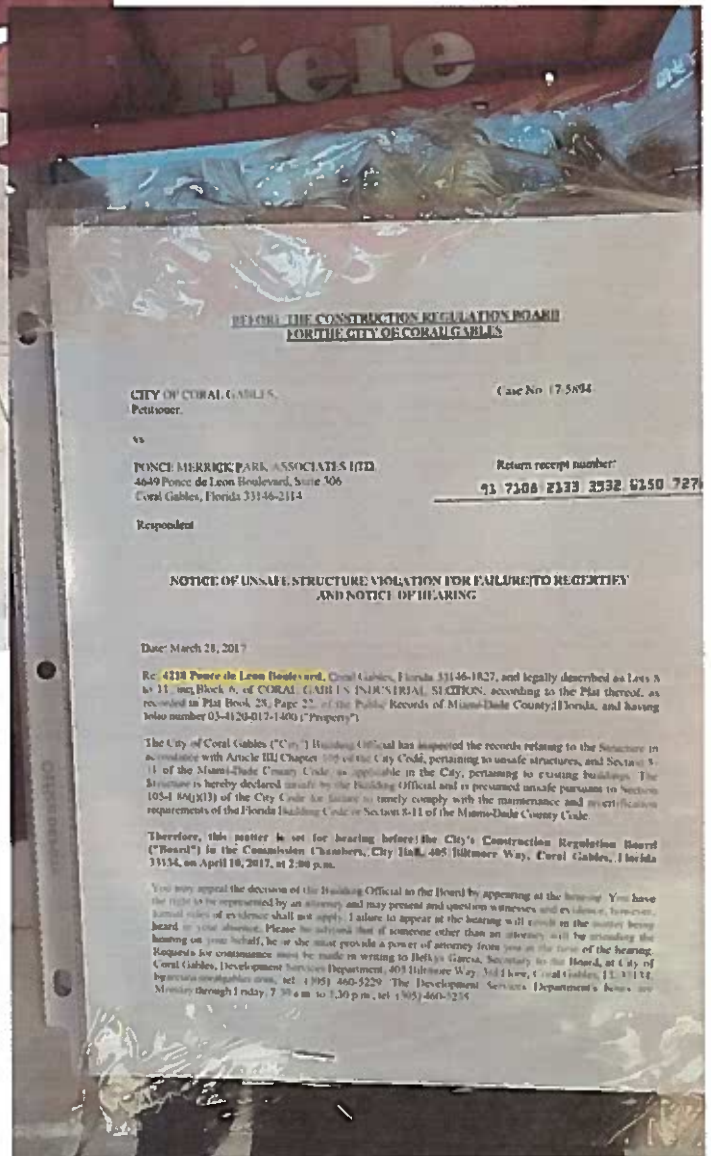
Sworn to (or affirmed) and subscribed before me this 28th day of March, in
the year 20 17, by Eduardo Martin who is personally known to
me.

My Commission Expires:

[Signature]
Notary Public



4218 Ponce de Leon Boulevard



**REPORT TO THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,
Petitioner.

Case No. 17-5894

vs.

PONCE MERRICK PARK ASSOCIATES LTD,
4649 Ponce de Leon Boulevard, Suite 306
Coral Gables, Florida 33146-2114

Return receipt number

91 7108 2333 2532 0250 727

Respondent

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

Date: March 28, 2017

Re: 4218 Ponce de Leon Boulevard, Coral Gables, Florida 33146-1827, and legally described as Lots A to J1, and Block 6, of CORAL GABLES (NINE) (TRIAL) SECTION, according to the Plat thereof, as recorded in Plat Book 28, Page 27, of the Public Records of Miami-Dade County, Florida, and having lot number 03-4120-017-1460 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III Chapter 109 of the City Code, pertaining to unsafe structures, and Section 5-11 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 105-4.04(13) of the City Code for failure to timely comply with the maintenance and certification requirements of the Florida Building Code or Section 5-11 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 Hillmore Way, Coral Gables, Florida 33134, on April 18, 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. Standard rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard on 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 in the form of the hearing. Requests for continuance must be made in writing to Belén Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Hillmore Way, 3rd Floor, Coral Gables, FL 33134, by email at belen.garcia@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) 460-3234.

REC 19228-4232

Prepared by and return to:
Isamary Vinson
Legal Assistant
Universal Title Company
1200 Brickell Avenue, Suite 1680
Miami, Florida 33131
305-375-9510
File Number: 3000.000

QUIT 3840529 1990 AUG 07 11 33A

ST. STROBE 0.60 EBRTX 0.40
HARVEY ROVIN, CLERK DADE COUNTY FL

[Space Above This Line For Recording Date]

Quit Claim Deed (Corrective*)

This Quit Claim Deed made this 3rd day of August, 2000 between Stephen L. Vinson, Jr. individually and as Trustee whose post office address is 1200 Brickell Avenue, Suite 1680, Miami, Florida 33131, grantor, and Ponce Merrick Park Associates, LTD, a Florida limited partnership whose post office address is 7380 NW 77th Court, Miami, Florida 33166, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, trusts and unities)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO 100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lots 8 through 11 of Block 6 and revised Plat of Coral Gables Industrial Section, according to the Plat thereof, recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4120-017-1400

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 123 SW 30th Road, Miami, Florida 33129.

*Grantor transferring individually and as trustee

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

DoubleTimes

10.50



Signed, sealed and delivered in our presence:

Leanna J. DeLuca
Witness Name: LEANNA J. DELUCA
Michelle M. Dal
Witness Name: MICHELLE M. DAL

Stephen L. Vinson, Jr.
Stephen L. Vinson, Jr., individually and as Trustee

State of Florida
County of Miami-Dade

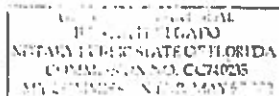
The foregoing instrument was acknowledged before me this 3rd day of August, 2000 by Stephen L. Vinson, Jr. Individually and as Trustee, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Leanna J. DeLuca
Notary Public

Printed Name: LEANNA J. DELUCA

My Commission Expires: _____



RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT





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 Partnership
PONCE MERRICK PARK ASSOCIATES LTD.

Filing Information

Document Number A00000001151
FEI/EIN Number 65-1025629
Date Filed 07/20/2000
State FL
Status ACTIVE

Principal Address

4649 PONCE DE LEON BLVD.
SUITE 306
CORAL GABLES, FL 33146

Changed: 01/31/2014

Mailing Address

4649 PONCE DE LEON BLVD.
SUITE 306
CORAL GABLES, FL 33146

Changed: 01/31/2014

Registered Agent Name & Address

MUIR, WILLIAM T
C/O DUNWODY, WHITE & LANDON, P.A.
550 BILTMORE WAY, SUITE 810
CORAL GABLES, FL 33134

Name Changed: 02/29/2016

General Partner Detail

Name & Address

Document Number P00000068485

PONCE MERRICK PARK, INC.
4649 PONCE DE LEON BLVD.
SUITE 306
CORAL GABLES, FL 33146

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2014 | 01/31/2014 |
| 2015 | 01/21/2015 |
| 2016 | 02/29/2016 |

Document Images

| | |
|---|--|
| 02/29/2016 -- ANNUAL REPORT | View image in PDF format |
| 01/21/2015 -- ANNUAL REPORT | View image in PDF format |
| 01/31/2014 -- ANNUAL REPORT | View image in PDF format |
| 03/05/2013 -- ANNUAL REPORT | View image in PDF format |
| 01/24/2012 -- ANNUAL REPORT | View image in PDF format |
| 07/15/2011 -- ANNUAL REPORT | View image in PDF format |
| 02/18/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/19/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2008 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2007 -- ANNUAL REPORT | View image in PDF format |
| 04/17/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/08/2005 -- ANNUAL REPORT | View image in PDF format |
| 03/11/2004 -- ANNUAL REPORT | View image in PDF format |
| 04/10/2003 -- ANNUAL REPORT | View image in PDF format |
| 04/16/2002 -- ANNUAL REPORT | View image in PDF format |
| 05/17/2001 -- ANNUAL REPORT | View image in PDF format |
| 07/20/2000 -- Domestic LP | View image in PDF format |

International Finance Bank (FDIC # 24823)

Active Insured Since November 30, 1983

Data as of: March 15, 2017

International Finance Bank is an active bank

| | | | | | |
|---------------------------|---|----------------------------|--|--------------------------------|---|
| FDIC Certificate#: | 24823 | Established: | November 30, 1983 | Corporate Website: | |
| Headquarters: | 777 Sw 37 <i>Ave</i> Miami, FL 33135 Miami-Dade County | Insured: | November 30, 1983 | | http://www.ifbbank.com |
| | | Bank Charter Class: | Non-member of the Federal Reserve System | Consumer Assistance: | https://www5.fdic.gov/starsmail/index.asp |
| Locations: | 4 domestic in 1 states, 0 in territories, and 0 in foreign locations | Regulated By: | Federal Deposit Insurance Corporation | Contact the FDIC about: | International Finance Bank |

- Locations
- History
- Identifications
- Financials
- Other Names / Websites

Showing 1 to 4 of 4 entries

| UNINUM | Number | Name | Address | County | City | State | Zip | Service Type | Established Date | Acquired Date |
|--------|--------|----------------------------|----------------------|------------|-------|-------|-------|--------------------------------------|------------------|---------------|
| 17214 | | International Finance Bank | 777 Sw 37 | Miami-Dade | Miami | FL | 33135 | Full Service Brick and Mortar Office | 11/30/1983 | |
| 257876 | 1 | Coral Gables Branch | 3683 S.W. 8th Street | Miami-Dade | Miami | FL | 33135 | Full Service Brick and Mortar Office | 10/06/1986 | |
| 257678 | 3 | Westchester | 8396 Sw 8 Street | Miami-Dade | Miami | FL | 33144 | Full Service Brick and Mortar Office | 03/14/1994 | |
| 519113 | 6 | Brickell Avenue Branch | 817 Brickell Avenue | Miami-Dade | Miami | FL | 33131 | Full Service Brick and Mortar Office | 05/12/2011 | |

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Pedro P. Saez, Esq.
Saez & Associates
888 Brickell Avenue, 5th Floor
Miami, Florida 33131

SPACE ABOVE THIS LINE FOR RECORDING DATA

MORTGAGE MODIFICATION AGREEMENT

THIS MORTGAGE MODIFICATION AGREEMENT is made and entered into as of this 9th day of January, 2003, by and among **PONCE MERRICK PARK ASSOCIATES, LTD.**, a Florida limited partnership (hereinafter referred to as the "Mortgagor"); **BERNA PRODUCTS CORP.**, a Delaware corporation (hereinafter referred to as the "Borrower"); **ANDRES MURAI, JR.**, individually, and **PONCE MERRICK PARK ASSOCIATES, LTD.**, a Florida limited partnership (herein jointly referred to as the "Guarantor"); and **INTERNATIONAL FINANCE BANK**, a Florida banking corporation (herein referred to as the "Mortgagee").

RECITALS

A. Mortgagee is the lawful owner and holder of that certain Mortgage and Security Agreement (the "Mortgage") executed by Mortgagor on January 14, 2002 and recorded April 12, 2002 in Official Records Book 20331, at Page 3071, of the Public Records of Miami-Dade County, Florida securing a revolving credit loan to Borrower in the original principal amount of Six Hundred Thousand Dollars (\$600,000.00) as evidenced by that certain Line of Credit Promissory Note from Borrower to Mortgagee dated as of January 9, 2002 (the "Note").

B. The Mortgage encumbers the fee simple title to that certain real property owned by Mortgagor and described in Exhibit "A" attached to the Mortgage (the "Mortgaged Property").

C. The Note matured on January 9, 2003 and Borrower and Mortgagee have agreed to renew the Note in an amount equal to the full face amount thereof for an additional term of up to five (5) years maturing January 9, 2008 in accordance with the terms of that certain Renewal Revolving Credit Note of even date herewith and like principal amount (the "Renewal Note").

D. At the request of Mortgagee, Mortgagor has agreed to modify the Mortgage to provide that the indebtedness evidenced by the Renewal Note shall be secured by the lien of the Mortgage.

E. The Note is guaranteed by the Guarantor and the Guarantor desires to join herein to evidence their consent to the renewal of the Note and acknowledge that the Renewal Note shall be secured by the guaranties.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagor, Borrower, Guarantor and Mortgagee agree as follows:

1. **Recitals.** All of the statements contained in the above recitals are true and correct and are incorporated herein by reference.

2. **Representations of Mortgagor, Borrower and Guarantor.** Mortgagor, Borrower and Guarantor acknowledge, as of the date of execution of this Agreement, as follows:

NOTE TO TAX EXAMINER: THIS AGREEMENT MODIFIES AND AMENDS THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT DATED JANUARY 14, 2002 FROM MORTGAGOR TO MORTGAGEE RECORDED IN O. R. BOOK 20331, AT PAGE 3071, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA (the "Original Mortgage") SECURING PAYMENT OF A REVOLVING CREDIT NOTE FROM BORROWER TO MORTGAGEE OF EVEN DATE THEREWITH IN THE PRINCIPAL AMOUNT OF \$600,000.00 (the "Original Note"). THIS AGREEMENT SECURES PAYMENT OF A RENEWAL REVOLVING CREDIT NOTE FROM BORROWER TO MORTGAGEE IN THE PRINCIPAL AMOUNT OF \$600,000.00 (the "Renewal Note"). THE PRINCIPAL AMOUNT OF THE RENEWAL NOTE IS EQUAL TO THE FULL FACE AMOUNT OF THE ORIGINAL NOTE. DOCUMENTARY STAMPS AND INTANGIBLE TAX WERE PREVIOUSLY PAID ON THE PRINCIPAL AMOUNT OF THE ORIGINAL NOTE AT THE TIME OF RECORDATION OF THE ORIGINAL MORTGAGE. ACCORDINGLY, PURSUANT TO FAC 12B-4.052(12)(C) NO ADDITIONAL DOCUMENTARY STAMP TAX OR INTANGIBLE TAX IS DUE AT THIS TIME.

Partner of PONCE MERRICK PARK ASSOCIATES, LTD., a Florida limited partnership, to me well known to be the person described in and who executed the foregoing instrument and as proof of identification he produced the following:

Horacio A Leon
NOTARY PUBLIC, State of Florida

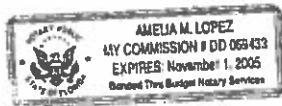
Printed Name of Notary: _____
My Commission Expires: _____
Commission No.: _____



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

The foregoing instrument was acknowledged before me this 27 day of May, 2003 by ANDRES MURAI, JR., individually, to me well known to be the person described in and who executed the foregoing instrument and as proof of identification he/she produced the following:

drivers Lic.



Amelia M. Lopez
NOTARY PUBLIC, State of Florida
AMELIA M. LOPEZ
Printed Name of Notary
My Commission Expires: _____
Commission No.: _____

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

The foregoing instrument was sworn to, subscribed and acknowledged before me, this 27 day of May, 2003, by ANDRES MURAI, as President of BERNA PRODUCTS, CORP., a Delaware corporation, who is/are personally known to me or has/have produced drivers Lic. as identification and he/she/they () did () did not take an oath.



Amelia M. Lopez
NOTARY PUBLIC, State of Florida
AMELIA M. LOPEZ
Printed Name of Notary
My Commission Expires: _____
Commission No.: _____

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

The foregoing instrument was subscribed and acknowledged before me, this 27 day of May, 2003 by GEORGINA AGUIAS, as VICE PRESIDENT of INTERNATIONAL FINANCE BANK, a Florida banking corporation, on behalf of said corporation. He/she is personally known to me or has produced _____ as identification and () did () did not take an oath.



Amelia M. Lopez
NOTARY PUBLIC, State of Florida
AMELIA M. LOPEZ
Printed Name of Notary
Commission No.: _____
My Commission Expires: _____

20331PG3071

THIS INSTRUMENT PREPARED BY
AND RETURN TO:Pedro P. Sáez, Esq.
SAEZ & ASSOCIATES
888 Brickell Avenue
5th Floor
Miami, Florida 33131
(305) 358-0028

RECORDED IN PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

REGISTERED IN PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SPACE RESERVED FOR CLERK OF COURT

MORTGAGE AND SECURITY AGREEMENT

DATE: JANUARY 14, 2002

MORTGAGOR: PONCE MERRICK PARK ASSOCIATES, LTD., a Florida limited partnership
4216 Ponce de Leon Boulevard
Coral Gables, Florida 33146MORTGAGEE: INTERNATIONAL FINANCE BANK, a Florida banking corporation
888 Brickell Avenue
Miami, Florida 33131

AMOUNT OF INITIAL INDEBTEDNESS SECURED HEREBY: \$600,000.00

DATE FINAL PAYMENT DUE: JANUARY 9, 2003

MAXIMUM PRINCIPAL INDEBTEDNESS, INCLUDING FUTURE ADVANCES, THAT MAY BE SECURED
HEREBY: \$600,000.00WITNESSETH:

To secure the payment, performance and observance by Berna Products, Corp., a Delaware corporation (the "Borrower") of that certain Renewal Revolving Credit Note executed by Borrower in favor of Mortgagee of even date herewith in the original principal amount of SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$600,000.00) (the "Note"), together with interest thereon and any and all sums due or which may become due from the Borrower or the Mortgagor to the Mortgagee under the Note, this Mortgage and Security Agreement (the "Mortgage"), and all other documents and instruments delivered to Mortgagee in connection with the loan secured hereby (collectively the "Loan Documents"), and to charge the properties, interests and rights hereinafter described with such payment, performance and observance and for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to Mortgagor duly paid by Mortgagee, and for other valuable consideration, Mortgagor does grant, bargain, sell, mortgage, alien, remise, release, convey and confirm unto the Mortgagee and its successors and assigns, in fee simple, all of those certain tracts of land of which the Mortgagor is now seized and possessed and in actual possession, and all other rights and interests of Mortgagor therein or thereto which are hereinafter described, to wit:

THE MORTGAGED PROPERTY

(a) That certain real property located in MIAMI-DADE County, Florida more fully described as follows:

Lots 8 through 11, of Block 6, REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

said property being hereinafter referred to as the "Mortgaged Property";

(b) All buildings, structures, improvements, equipment, fixtures, goods, systems, whether or not attached to the Mortgaged Property and including all gas, steam, electric, water and other heating, air conditioning, lighting, laundry, computers, electrical systems, plumbing, refrigerating, ventilating, communications apparatus, ranges, appliances, water and sanitary sewer systems, irrigating and power systems; all building materials and equipment now or hereafter delivered to the Mortgaged Property and intended to be installed therein; and all flowers, trees, timber and other emblements now or hereafter in, upon or under the Mortgaged Property;

(c) All easements, streets, roads, ways, alleys, rights-of-way, walkways or entrance ways and rights used in connection therewith or as a means of access thereto, and all tenements, hereditaments

NOTE TO TAX EXAMINER: DOCUMENTARY STAMP TAXES ON THE NOTE SECURED BY THIS MORTGAGE WERE COLLECTED AND PAID AT THE TIME OF EXECUTION OF THE ORIGINAL NOTE ON OR ABOUT SEPTEMBER 15, 2000. SINCE THE OBLIGATION SECURED BY THIS MORTGAGE IS A

Mortgage & Security Agreement - Page 1

RENEWAL OF THE ORIGINAL NOTE NO ADDITIONAL DOCUMENTARY STAMP TAXES ARE DUE AT THIS TIME. HOWEVER, SINCE THE RENEWAL NOTE IS NOW COLLATERALIZED BY A MORTGAGE, INTANGIBLE TAXES ARE DUE AND ARE BEING PAID CONCURRENTLY HEREWITH.

OFF. REC'D.

20331PG3088

entity, in whole or in part, this Note, the Mortgage and any other Loan Documents and security documents evidencing and/or securing the loan of reference, for such consideration as Lender may deem advisable. Therefore, Borrower, upon Lender's request, made either personally or by mail, shall certify by a writing, duly acknowledged, to Lender, or to any proposed assignee of the Loan Documents, the amount of principal and interest then owing thereunder and whether or not any offsets or defenses exist against said indebtedness, within five (5) days in case the request is made personally, or within ten (10) days after the mailing of such request, in case the request is made by mail.

14. Attorney's Fees. In the event a default occurs as herein provided, this Note may be placed in the hands of an attorney for collection and, in such event, each Obligor hereby agrees to pay the holder hereof all reasonable attorneys' fees and costs incurred by Lender.

15. Sales and Use Taxes. Obligors agree that any sales and use tax imposed by any governmental authority upon any amounts due under this Note, the Mortgage or any other Loan Documents, shall be the responsibility of Obligors.

16. Governing Law and Venue. This Note was executed by Borrower and delivered to Lender in the State of Florida. This Note is to be construed and enforced in accordance with the laws of the State of Florida, United States of America, except that the interest to be paid on this Note shall not exceed the highest legal rate applicable in this transaction under Florida or Federal law, whichever is higher. The Borrower hereby waives any pleas of jurisdiction or venue as not being a resident of Miami-Dade County, Florida, and hereby specifically authorizes any action brought upon the enforcement of this Note to be commenced or suit filed in Miami-Dade County, Florida.

17. Waiver of Trial By Jury. LENDER AND BORROWER HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT ANY OF THEM MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY ACTION, PROCEEDING OR COUNTERCLAIM BASED ON THIS REVOLVING CREDIT NOTE, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS REVOLVING CREDIT NOTE, OR ANY LOAN DOCUMENTS, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS WHETHER VERBAL OR WRITTEN OR ACTIONS OF ANY PARTY HERETO OR TO ANY LOAN DOCUMENT. THIS PROVISION IS A MATERIAL INDUCEMENT FOR LENDER AND BORROWER ENTERING INTO THE SUBJECT LOAN TRANSACTION.

IN WITNESS WHEREOF, the undersigned has executed and delivered this Note as of the date and year first above written.

"BORROWER":
BERNA PRODUCTS, CORP., a Delaware corporation

By: [Signature]
Name: Arvid M. J.
Its: President

Borrower's Address:
4216 Ponce de Leon Boulevard
Coral Gables, Florida 33146

5
RECORDED NOTE:
The legitimacy of this document is hereby certified as satisfactory in this document when received.

RECORDED - 20331PG3088
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT



CFN 2016R0176102
 OR BK 30011 Pgs 327-346 (20Pgs)
 RECORDED 03/24/2016 10:51:53
 MTG DOC TAX \$8,400.00
 INTANG TAX \$4,800.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This Document Was Prepared By
 And Upon Recording Return To:
 Dennis R. Tyler
 American United Life Insurance Company
 One American Square
 Post Office Box 368
 Indianapolis, Indiana 46206-0368
 (317) 285-1877

REAL ESTATE MORTGAGE,
 SECURITY AGREEMENT AND FIXTURE FILING

THIS REAL ESTATE MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING is made this 22 day of March, 2016 (together with all amendments and supplements hereto, hereinafter designated as this "Mortgage"), between PONCE MERRICK PARK ASSOCIATES, LTD., a Florida limited partnership, having an address and principal place of business at 4649 Ponce De Leon Blvd., Suite #306, Coral Gables, Florida 33146 (hereinafter designated as "Mortgagor") and AMERICAN UNITED LIFE INSURANCE COMPANY, an Indiana corporation, having its principal offices in Indianapolis, Indiana and an address at One American Square, Post Office Box 368, Indianapolis, Indiana 46206-0368 (hereinafter designated as "Mortgagee").

WITNESSETH:

WHEREAS, Mortgagor is justly indebted to Mortgagee in the principal sum of TWO MILLION FOUR HUNDRED THOUSAND and 00/100 Dollars (\$2,400,000.00) as evidenced by one certain installment promissory note of Mortgagor of even date herewith (hereinafter called the "Note"), made payable to the order of and delivered to Mortgagee, the final payment of principal and interest on the Note, if not sooner paid, being due and payable on the first day of April, 2031. Interest on unpaid principal after maturity is at the rate of eight and six hundred twenty five thousandths percent (8.625%) per annum (hereinafter the "Default Rate").

WHEREAS, the indebtedness secured by this Mortgage includes, without limitation, the indebtedness evidenced by the Note, including the principal thereof and interest and premium, if any, thereon, and any extensions and renewals thereof, in whole or in part, and any and all other sums which may be at any time due or owing or required to be paid as in this Mortgage or in the Note or any other security documents provided, all of which indebtedness is herein referred to collectively as the "Indebtedness Hereby Secured".

NOW THEREFORE, Mortgagor, to secure the payment of the Indebtedness Hereby Secured in accordance with the terms, provisions and limitations of this Mortgage and of the Note secured hereby, and the performance of the covenants and agreements herein and in the Note contained by Mortgagor to be performed, and also for and in consideration of the aggregate sum

IN WITNESS WHEREOF, Mortgagor has duly executed this Mortgage as of the day and year first above written.

PONCE MERRICK PARK ASSOCIATES, LTD.,
a Florida limited partnership

BY: Ponce Merrick Park, Inc.,
a Florida corporation, Its General Partner

By: [Signature]
Andres J. Murai, Jr
Its: President

(CORPORATE SEAL)

[Signature]

Witness Ileana Castro

[Signature]

Witness ANAKEL WET-CASANOVA

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

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 17 day of March, 2016, personally appeared Andres J. Murai, Jr., known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, acknowledged that he is the President of Ponce Merrick Park, Inc., a Florida corporation, on behalf of the corporation, as the General Partner of Ponce Merrick Park Associates, Ltd., a Florida partnership, and executed said instrument by authority duly given and as the act of said 17 day of March, 2016.

My Commission Expires: 04/19/2019

[Signature]
NOTARY PUBLIC

[Notary Seal]



ILEANA M. CASTRO
Notary Public - State of Florida
Commission # FF 215283
My Comm. Expires Apr 19, 2019
Bonded through National Notary Ass.

BUSINESS INFORMATION
CONNIE LAWSON
INDIANA SECRETARY OF STATE
03/19/2017 06:04 PM

Business Details

| | | | |
|---------------------------|--|----------------------------------|-------------------|
| Business Name: | AMERICAN UNITED LIFE INSURANCE COMPANY | Business ID: | 193028-085 |
| Entity Type: | Domestic Insurance Corporation | Business Status: | Active |
| Creation Date: | 11/24/1933 | Inactive Date: | |
| Principal Office Address: | ONE AMERICAN SQUARE, PO BOX 368, INDIANAPOLIS, IN, 46206, USA | Expiration Date: | Perpetual |
| Domicile State: | Indiana | Business Entity Report Due Date: | |
| | | Years Due: | |

Principal Information

| Title | Name | Address |
|-----------|---------------------|--|
| Secretary | THOMAS M ZUREK | ONE AMERICAN SQUARE, PO BOX 368, INDIANAPOLIS, IN, 46206, USA |
| President | Dayton H. Molendorp | AMERICAN UNITED LIFE INS., P O BOX 368, INDPLS, IN, 46206, USA |

Registered Agent Information

Type: **Individual**
Name: **THOMAS M ZUREK**
Address: **ONE AMERICAN SQUARE, SUITE 1201C, INDIANAPOLIS, IN, 46206 - 0000, USA**