



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: October 15, 2018

CASE NO.: 18-7931

BUILDING ADDRESS: 2001 GALIANO STREET

FOLIO NUMBER: 03-4108-007-1680

OWNER: TWJ ALHAMBRA LLC

USE: Multi-family

OF LIVING UNITS: 4

PENDING RECERTIFICATION: 2018

DESCRIPTION AND DEFECTS OF BUILDING: The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

03/06/18	First Notice from the City advising Recertification is required mailed with return receipt
03/09/18	First Notice Delivered per USPS Tracking
06/06/18	Second Notice from City advising Recertification is pending
07/10/18	Final Notice from City advising Recertification is pending and Case will be forwarded to CRB within thirty (30) days if no compliance
09/27/18	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
09/27/18	Notice of Hearing posted on Structure
10/15/18	Board Hearing

TO DATE THE OWNER HAS NOT: Submitted a Recertification Report for the City's review.

DEPUTY BUILDING OFFICIAL'S RECOMMENDATION: A. Submit a Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board's Order Recertifying the property. B. A \$250 daily fine be imposed if property is not recertified within the sixty (60) day deadline.

PERMIT ACTIVITY: None



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 9/10/2018

Property Information	
Folio:	03-4108-007-1680
Property Address:	2001 GALIANO ST Coral Gables, FL 33134-4536
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	0803 MULTIFAMILY 2-9 UNITS ; MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 4 / 4
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,420 Sq.Ft
Lot Size	7,213 Sq.Ft
Year Built	1958



Assessment Information			
Year	2018	2017	2016
Land Value	\$721,300	\$540,975	\$504,910
Building Value	\$208,479	\$10,000	\$151,090
XF Value	\$0	\$0	\$0
Market Value	\$929,779	\$550,975	\$656,000
Assessed Value	\$601,696	\$546,997	\$497,270

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$328,083	\$3,978	\$158,730

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 LOT 1 BLK 15 LOT SIZE IRREGULAR COC 24800-2585 07 2006 2

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$601,696	\$546,997	\$497,270
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$929,779	\$550,975	\$656,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$601,696	\$546,997	\$497,270
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$601,696	\$546,997	\$497,270

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 Foreclosure" slated
07/01/2006	\$8,400,000	24800-2585	Deeds that include more than one parcel
01/01/2005	\$901,625	23040-2540	Other disqualified

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

2001 Galiano Street

Owner (Registered Agent)

TWJ Alhambra LLC

c/o Jerome Hollo

Registered Agent

100 S. Biscayne Blvd. Ste 900

Miami, FL 33131-2031

2001 GALIANO STREET





The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

91 7108 2133 3932 5910 7860

TWJ ALHAMBRA LLC
100 S BISCAYNE BLVD #900
MIAMI, FL 33131

RE: 2001 GALIANO ST
FOLIO # 0341080071680
Recertification of Building 40 Years or Older

To whom it may concern:

As 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 1958. 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. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the 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). Submittal of the Report does not constitute recertification; it must be approved by this Department.

In the event 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/propertyrecertification.asp. The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays please 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. 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 Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Handwritten signature of Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

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ALERT: DUE TO THE FLOODING FROM HURRICANE FLORENCE, MANY POST OFFIC...



FAQs > (<http://faq.usps.com/?articleId=220900>)

Track Another Package +

Tracking Number: 9171082133393259107860

Remove X

Your item was delivered to the front desk or reception area at 2:24 pm on March 9, 2018 in MIAMI, FL 33131.

Delivered

March 9, 2018 at 2:24 pm
Delivered, Front Desk/Reception
MIAMI, FL 33131

Feedback

Tracking History ^

March 9, 2018, 2:24 pm
Delivered, Front Desk/Reception
MIAMI, FL 33131

Your item was delivered to the front desk or reception area at 2:24 pm on March 9, 2018 in MIAMI, FL 33131.

March 9, 2018
In Transit to Next Facility

March 8, 2018, 4:00 pm
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

March 7, 2018, 9:47 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs (<http://faq.usps.com/?articleId=220900>)

Feedback

The easiest tracking number is the one you don't have to know.

With Informed Delivery®, you never have to type in another tracking number. Sign up to:



The City of Coral Gables

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

June 6, 2018

TWJ ALHAMBRA LLC
100 S BISCAYNE BLVD #900
MIAMI, FL 33131

RE: 2001 GALIANO ST
FOLIO # 0341080071680
Recertification of Building 40 Years or Older **SECOND NOTICE**

Dear Property Owner,

In a certified letter dated March 6, 2018, 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).

Failure to submit a 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.

Please govern yourself accordingly.

Sincerely,

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

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



The City of Coral Gables

Development Services Department July 10, 2018
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

TWJ ALHAMBRA LLC
100 S BISCAYNE BLVD #900
MIAMI, FL 33131

RE: Recertification of Building 40 Years or Older – **FINAL NOTICE**
2001 GALIANO ST
Folio # 0341080071680

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(D). A Second Notice, dated and mailed June 6, 2018, informed you it was necessary to submit a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets (or does not meet) 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") and 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.

Please govern yourself accordingly.

Sincerely,

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

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

City of Coral Gables

ONLINE SERVICES

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[Permits and Inspections: Search Results](#)

[Help](#) [Contact](#)

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-09-09-3030	09/28/2009	2001 GALIANO ST	ROOF / LIGHT WEIGHT CONC	REPAIR ROOF LEAKS AS PER ROOF PLAN \$4,000	final	09/28/2009	10/16/2009	0.00
CE-11-07-6567	07/18/2011	2001 GALIANO ST	CODE ENF WARNING PROCESS	TRU NOTICE	final	07/18/2011	07/18/2011	0.00
CE-17-10-2003	10/20/2017	2001 GALIANO ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE273257/2001 GALIANO ST GOVQA CE273095/22 NAVARRE GOVQA CE273256/ PARKING ON GALIANO & MINORCA GOVQA CE273258/23 MAJORCA & 100 ALHAMBRA	final	10/20/2017	10/20/2017	0.00
DR-13-11-2362	11/12/2013	2001 GALIANO ST	DEVELOPMENT REVIEW COMMITTEE	CONSTRUCT A MIXED USE DEVELOPMENT CONSISTING OF 21 LIVE WORK UNITS AND 168 RESIDENTIAL UNITS, 42 NAVARRE AVE, ALL OF BLOCK 15, SECTION L	final	11/13/2013	09/18/2014	0.00
EL-09-10-3212	10/21/2009	2001 GALIANO ST	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL COMMERCIAL OUTLET \$400	final	10/22/2009	10/26/2009	0.00
HI-13-11-3010	11/22/2013	2001 GALIANO ST	LETTER OF HISTORIC SIGNIFICANCE		final	11/22/2013	11/22/2013	0.00
HI-18-09-2585	09/17/2018	2001 GALIANO ST	LETTER OF HISTORIC SIGNIFICANCE		final	09/17/2018	09/17/2018	0.00
RC-18-09-3165	09/27/2018	2001 GALIANO ST	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE # 18-7931 AND UNSAFE STRUCTURES FEE	approved			980.63
ZN-11-08-6398	08/16/2011	2001 GALIANO	PAINT / RESURFACE FL	REPAINT ROOF WHITE AS	final	08/16/2011	08/25/2011	0.00

CITY'S

EXHIBIT

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ZN-15-02-1224	02/24/2015	2001	ST / CLEAN	EXISTING \$1500				
		GALIANO	PAINT / RESURFACE FL	PRESSURE CLEAN AND PAINT WHITE	stop work	02/27/2015		0.00
		ST	/ CLEAN	\$3200				

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View Details



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:	2001-2003 Galiano St. Apartments - 4 units	Inspection Date:	5/22/2018
Address:	2001 Galiano Street Coral Gables	InspectionType:	AA-Tactical, Apartment / Condo
		Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	025609

No violations noted at this time.

Company Representative:

No Signature
 73037
 5/22/2018 11:44:32 AM
 Signature valid only in mobile-eyes documents

Inspector:

No Signature
 5/22/2018
 Leonard Veight
 73037
 5/22/2018 10:45:32 AM
 Signature valid only in mobile-eyes documents

Leonard Veight
 5/22/2018

CITY'S

EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-7931

vs.

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

Return receipt number:

7018 0680 0001 3977 2852

Respondent.

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

Date: September 27, 2018

Re: **2001 Galiano Street**, Coral Gables, Florida 33134-4536 and legally described as Lot 1, 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 03-410S-007-1680 ("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 October 15, 2018, 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.

CITY'S Composite
EXHIBIT 5

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

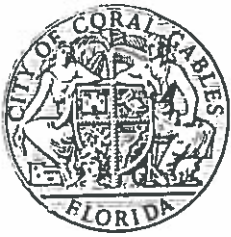
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City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

Case #: 18-7931

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2001 GALIANO ST., ON 9-27-18
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 27th day of September, in
the year 2018, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

2001 GALIANO STREET

2001





CFN 2012R0486174
 DR Bk 28183 Pgs 1495 - 1500; (6pgs)
 RECORDED 07/11/2012 10:54:03
 DEED DOC 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.

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

72 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

Page 1 of 2

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

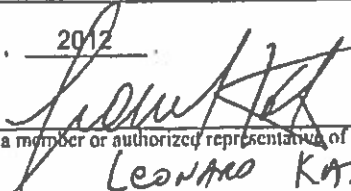
<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
_____	_____	_____	<input type="checkbox"/> Add <input type="checkbox"/> Remove
_____	_____	_____	<input type="checkbox"/> Add <input type="checkbox"/> Remove
_____	_____	_____	<input type="checkbox"/> Add <input type="checkbox"/> Remove
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_____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

Florida Limited Liability Company
TWJ ALHAMBRA LLC

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