



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/28/2015

Property Information	
Folio:	03-4108-007-3400
Property Address:	100 GIRALDA AVE
Owner	GAIL S ACKERMANN TRS
Mailing Address	11098 MARIN STREET CORAL GABLES , FL 33156
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	4,459 Sq Ft
Lot Size	4,763 Sq Ft
Year Built	1955



Assessment Information			
Year	2015	2014	2013
Land Value	\$604,901	\$604,901	\$547,745
Building Value	\$891,800	\$891,800	\$710,585
XF Value	\$0	\$0	\$0
Market Value	\$1,496,701	\$1,496,701	\$1,258,330
Assessed Value	\$1,496,701	\$1,384,163	\$1,258,330

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		\$112,538	

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

Short Legal Description
CORAL GABLES SEC L PB 8-85 LOT 23 & LOT 24 BLK 33 LOT SIZE 47.63 X 100 OR 20430-2136 05 2002 4

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,496,701	\$1,384,163	\$1,258,330
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,496,701	\$1,496,701	\$1,258,330
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,496,701	\$1,384,163	\$1,258,330
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,496,701	\$1,384,163	\$1,258,330

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/11/2012	\$100	28179-3011	Corrective, tax or QCD, min consideration
04/01/1998	\$0	00000-00000	Qual by exam of deed
09/01/1985	\$750,000	12634-0656	2008 and prior year sales, Qual by exam of deed
11/01/1981	\$440,000	11260-0067	Qual on DOS, but significant phy change since time of transfer

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



The City of Coral Gables

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

4/20/2015

postmarked June 16.
Rec'd June 23

VIA CERTIFIED MAIL

91 7108 2133 3932 7074 7946

GAIL S ACKERMANN TRS
11098 MARIN STREET
CORAL GABLES , FL 33156

RE: 100 GIRALDA AVE, Coral Gables, Florida
Folio # 03-4108-007-3400
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1955.

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 report must be furnished to this Department within ninety (90) days from the date of this letter indicating the building meets the requirements of building recertification under the Code. In the event the repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of one hundred fifty (150) days from the date of this letter in which to complete the indicted repairs or modifications.

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state the property meets the requirement for building recertification; no additional documents or photographs are necessary.

The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page Document Preservation Fee must be paid with a check or credit card payable to the "City of Coral Gables," and sent/delivered to:

BUILDING RECERTIFICATION SECTION
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT 2



The City of Coral Gables

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

July 1, 2015

Gail S. Ackermann Trs
11098 Marin Street
Coral Gables, FL 33156

VIA CERTIFIED MAIL

91 7108 2133 3932 7095 9851

Re: 100 Giralda Ave
Folio # 03-4108-007-3400

Dear Property Owner/Manager:

This Department has received your request dated June 23, 2015 for an extension to provide us with the Recertification Report for the above referenced property.

By these means, I am granting you sixty (60) days from the date of this letter to provide the Recertification Report. If you have further questions please contact me at (305) 460-5242.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

3

CITY OF CORAL GABLES.

Case # 15-4461

Petitioner,

vs.

GAIL S. ACKERMANN AS TRUSTEE OF THE
GAIL S. ACKERMANN TRUST DATED
JANUARY 3, 2000, and IRWIN F. SCHAFFHAUSEN
AS TRUSTEE OF THE IRWIN F. SCHAFFHAUSEN
TRUST PURSUANT TO TRUST AGREEMENT
DATED APRIL 23, 1991,

Respondent.

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

Date: October 27, 2015

To:

<p><u>Owner</u> Gail S. Ackermann as Trustee of the Gail S. Ackermann Trust dated January 3, 2000 11098 Marin Street Coral Gables, FL 33156-4228</p> <p>Return receipt number: 91 7108 2133 3932 6147 4561</p>	<p><u>Owner</u> Irwin F. Schaffhausen as Trustee of the Irwin F. Schaffhausen Trust pursuant to Trust Agreement dated April 23, 1991 2990 Crayton Road Naples, FL 34103-4052</p> <p>Return receipt number: 91 7108 2133 3932 6147 4578</p>
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<p><u>First Mortgagee</u> Delta Life and Annuity Company 530 Oak Court, Suite 200 Memphis, Tennessee 38117-3724</p> <p>Return receipt number: 91 7108 2133 3932 6147 4585</p>	<p><u>First Mortgagee</u> Delta Life and Annuity Company P.O. Box 240308 Memphis, Tennessee 38124-0308</p> <p>Return receipt number: 91 7108 2133 3932 6147 4592</p>
<p><u>Second Mortgagee</u> Standard Insurance Company 19225 NW Tanasbourne Drive, Hillsboro, Oregon 97124-5836</p> <p>Return receipt number: 91 7108 2133 3932 6147 4608</p>	<p><u>Second Mortgagee</u> Liberty Life Assurance Company of Boston 175 Berkeley Street Boston, Massachusetts 02116-5066</p> <p>Return receipt number: 91 7108 2133 3932 6147 4615</p>
<p><u>Second Mortgagee</u> Liberty Mutual Fire Insurance Company 175 Berkeley Street Boston, Massachusetts 02116-5066</p> <p>Return receipt number: 91 7108 2133 3932 6147 4622</p>	<p><u>Second Mortgagee</u> Liberty Mutual Insurance Company 175 Berkeley Street Boston, Massachusetts 02116-5066</p> <p>Return receipt number: 91 7108 2133 3932 6147 4639</p>
<p><u>Second Mortgagee (Registered Agent)</u> Peerless Insurance Company c/o Lawyers Incorporating Service Registered Agent 14 Centre Street Concord, New Hampshire 03301-6302</p> <p>Return receipt number: 91 7108 2133 3932 6147 4646</p>	<p><u>Second Mortgagee</u> Employers Insurance Company of Wausau 2000 Westwood Drive Wausau, Wisconsin 54401-7802</p> <p>Return receipt number: 91 7108 2133 3932 6147 4653</p>

<p><u>Second Mortgagee</u> The Ohio Casualty Insurance Company Karen Wright 175 Berkeley Street, MS06E Boston, Massachusetts 02116-5066</p> <p>Return receipt number: 91 7108 2133 3932 6147 4660</p>	<p><u>Second Mortgagee</u> United Omaha Life Insurance Company c/o Mutual of Omaha Insurance Company General Counsel Registered Agent Mutual of Omaha Plaza Omaha, Nebraska 68175-0001</p> <p>Return receipt number: 91 7108 2133 3932 6147 4677</p>
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Re: The one-story commercial building (“Structure”) built in 1955 (40-year recertification required) and located at **100 Giralda Avenue**, Coral Gables, FL 33134-5029, legally described as: Lots 23 and 24, in Block 33, of REVISED PLAT OF CORAL GABLES SECTION “L”, according to the Plat thereof, as recorded in Plat Book 8, at Page 85, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-007-3400 (“Property”).

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

On June 16, 2015, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property’s requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code (“Report”).

To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements (“Compliance Report”)(collectively referred to as “Required Action”).

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 November 9, 2015, 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.

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 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 appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

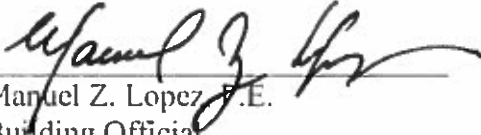
Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on October 27, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and, on October 28, 2015, by hand-delivery or posting at the Property.


Manuel Z. Lopez, F.E.
Building Official

NOTICES

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

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

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.

100 Giralda Ave





CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4461

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 100 GIRALDA AVE, ON 10-28-15
AT 1:45 PM.

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 October, in the
year 20 15, by Jose Iglesias who is personally known to me
or has produced _____ as identification.

My Commission Expires:



[Signature]
Notary Public



CFN 2012R0479303
 OR Bk 28179 Pgs 3011 - 3014 (4pgs)
 RECORDED 07/09/2012 11:03:48
 DEED DOC TAX 0.60
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This Document Prepared By and Return to:
Robert J. Black, Esquire
Welbaum Guarney
901 Ponce de Leon Blvd., Penthouse Suite
Coral Gables, FL 33134
(305) 441-8900

Parcel ID Number: See Exhibit "A"

DEED

THIS INDENTURE, made this 11th day of June, 2012, by and between Gail S. Ackermann as Successor Trustee of the Irwin F. Schaffhausen Trust pursuant to Trust Agreement dated April 23, 1991 hereinafter referred to as Grantor, whose mailing address is 11098 Marin Street, Coral Gables, FL 33156

and Gail S. Ackermann as Trustee of the Gail S. Ackermann Trust Dated January 3, 2000 hereinafter referred to as Trustee, whose post office address is 11098 Marin Street, Coral Gables, FL 33156

(Wherever used the terms "Grantor" and "Grantee" 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 Grantor, for and in consideration of the sum of

-----TEN DOLLARS (\$10)-----

and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, his successors and assigns, all Grantor's interest in and to the following described real property lying and being situated in Miami-Dade County, Florida to wit:

The real property being conveyed consist of an undivided fifty (50%) per cent interest in the real property described on Exhibit "A" attached hereto which is incorporated herein by reference.

This Deed is being delivered and recorded as a distributive deed from the Grantor Trust and therefore no documentary tax or surtax is due.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining:

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and Trustee is specifically granted and given the power and authority:
 - (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
 - (b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;
 - (c) To execute leases and subleases for terms as long as 20 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;
 - (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
 - (e) To manage, control and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes, 1988;
 - (f) The Trustee's liability hereunder, under the Trust Agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto;

2. The Trustee shall hold said real estate and make distributions of said real estate of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement dated the 23rd day of April, 1991.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to the Trustee nor inquire into the provisions of said unrecorded Trust Agreement and any amendments thereto collateral hereto.

CITY'S

EXHIBIT

5

Trustee Deed - Page 2

Parcel ID Number: See Exhibit "A"

- 4. This conveyance is made in conformance with the provisions of Section 689.071, Florida Statutes.
- 5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.
- 6. Each and every power hereinabove set forth may be exercised by any Trustee. Any instrument executed by any Trustee or any act taken by any Trustee shall be binding upon the trust and all of the Trustees as fully and completely as if all Trustees had executed said instrument or taken said action.

7. **The Successor Trustee is Grantee's Daughter and Successor Trustee**
 The Successor Trustee shall have all of the title, powers and discretion herein given to the Trustee, without any act of conveyance or transfer. A certificate signed by any Trustee or any Successor Trustee under this instrument and acknowledged by him/her before a Notary Public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustees who from time to time are serving under it.

NOTE TO PROPERTY APPRAISER: The Grantee confirms that under the terms of the Trust referred to above, the Grantee has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed the date above written.
 Signed, sealed and delivered in the presence of:

Gail S. Ackermann as Successor
 Trustee of the Irwin F. Schaffhausen
 Trust pursuant to Trust Agreement
 dated April 23, 1991

Kathryn M. Kennedy
 Printed Name: Kathryn M. Kennedy
 Witness

Gail S. Ackermann (Seal)
 Printed Name: Gail S. Ackermann
 Successor Trustee
 PO Address: 11896 Maria Street, Coral Gables, FL 33156

Jennie C. Kearns
 Printed Name: Jennie C. Kearns
 Witness

STATE OF Florida
 COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 17th day of June, 2012 by
 Gail S. Ackermann, as Successor Trustee of the Irwin F. Schaffhausen
 Trust pursuant to Trust Agreement dated April 23, 1991
 she is personally known to me or she has produced her Florida driver's license as identification.

Kathryn M. Kennedy
 Printed Name: Kathryn M. Kennedy
 Notary Public
 My Commission Expires:



EXHIBIT "A"

Lot 16 and South 10 feet of Lot 15, Block 11, OVERBROOK PARK, according to the Plat recorded in Plat Book 3, Page 206, Public Records of Miami-Dade County, Florida (folio no. 01-4116-019-0460);

Lots 31, 32 and 33, Block 29, REVISED PLAT OF CORAL GABLES SECTION L, according to the Plat thereof recorded in Plat Book 8, Page 85, Public Records of Miami-Dade County, Florida (folio no. 03-4108-007-2480 and 03-4108-007-2490); and

Lots 21 and 22, Block 33, REVISED PLAT OF CORAL GABLES SECTION L, according to the Plat thereof recorded in Plat Book 8, Page 85, Public Records of Miami-Dade County, Florida (folio no 03-4108-007-3390); and

Lots 23 and 24, Block 33, of SECTION "L" OF REVISED PLAT OF CORAL GABLES, according to the Plat thereof recorded in Plat Book 8, Page 85, Public Records of Miami-Dade County, Florida (folio no 03-4108-007-3400); and

A portion of Lot 13, Block 11, of SUNILAND ESTATES, FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 50, at Page 58, of the Public Records of Miami-Dade County, Florida. Said Lot 13 being more particularly described on the following page, Exhibit "A-1".

PAGE 1 OF EXHIBIT "A"

EXHIBIT "A-1"

LEGAL DESCRIPTION

A portion of Lot 13, in Block 11, of SUNILAND ESTATES, FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 60, at Page 58, of the Public Records of Dade County, Florida, said portion of Lot 13, being more particularly described as follows:

Beginning at the most northerly corner of said Lot 13 run southeasterly along the northeasterly line of said Lot 13 a distance of 70.2 feet to a corner common to Lots 1, 2 and 13; thence run southeasterly along the northeasterly curved rear line of said Lot 13, a distance of 60.61 feet, more or less, to a point which is the midpoint on the rear line of said Lot 2; thence run Southwesterly along a line which is de prolongation southwesterly of a line bisecting said Lot 2, a distance of 172.44 feet more or less to an intersection with the northwesterly line of said lot 13; thence run northeasterly along the northwesterly line of said Lot 13 a distance of 163 feet more or less to the Point of Beginning; less the Northeasterly 37.33 feet thereof;

ALSO DESCRIBED AS:

Beginning at the most northerly corner of said Lot 13, run southeasterly along the northeasterly line of said Lot 13 a distance of 70.20 feet to the northwest corner of Lot 2 which said corner is common to Lots 1, 2 and 13, thence run southeasterly along the southwest line of lot 2 which is also the northeast line of Lot 13, a circular curve for an arc distance of 60.61 feet more or less to a point which is the midpoint on the rear line of Lot 2, thence run southwesterly along a line which is de prolongation southeasterly of a line bisecting said Lot 2 for a distance of 172.44 feet more or less to an intersection of the northwest line of said Lot 13, thence run northeasterly along the northwest line of said Lot 13 a distance of 163 feet, more or less to the point of beginning.

20430PG2136

This Document Prepared By and Return to:
Julie Schwartz, Esq.
Berman Rannert Vogel & Mandler, P.A.
100 S.E. 2nd Street
Suite 3500
Miami, Florida 33131

02R335141 2002 MAY 31 09:20

Parcel ID Number: See Exhibit "A"
Grantee #1 TIN:
Grantee #2 TIN:

DOCSTPDEE 0.60 SURTX 0.45
HARVEY RUVIN, CLERK DADE COUNTY, FL

Quitclaim Deed

This Quitclaim Deed, Made this 14 day of May, 2002 A.D. Between

Irwin F. Schaffhausen
2990 Crayton Road, Naples, Florida 33402
of the County of Collier State of Florida, grantor, and

Irwin F. Schaffhausen as Trustee of the Irwin F. Schaffhausen Trust
pursuant to Trust Agreement dated April 23, 1991, as amended
whose address is: 2990 Crayton Road, Naples, Florida 33402

of the County of Collier State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Miami-Dade State of FL to wit:
See Exhibit "A" attached hereto and made a part hereof by reference.
(Continued on Attached)

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 grantor, either in law or equity, for
the use, benefit and profit of the said grantee forever.

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

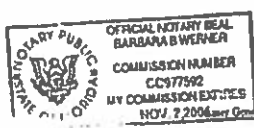
Signed, sealed and delivered in our presence:

Irwin F. Schaffhausen (Seal)
Printed Name: Irwin F. Schaffhausen PM a POA
Witness P.O. Address: 2990 Crayton Road, Naples, Florida 33402

J. Alvarez
Printed Name: J. Alvarez
Witness

STATE OF Florida
COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me this 14 day of May, 2002 by

IRWIN F. SCHAFFHAUSEN
who is personally known to me or who has produced Barbara B. Werner POA as identification.



Barbara B. Werner
Printed Name: Barbara B. Werner
Notary Public
My Commission Expires: 331

ACKERT

Quitclaim Deed - Page 2

20430PG2137

Parcel ID Number: See Exhibit "A"

TO HAVE AND TO HOLD the property with the power and authority to protect, conserve and to sell, or to lease, or to encumber or otherwise to manage and dispose of the Property. This conveyance is made in conformance with the provisions of Section 689.071 Florida Statutes.

Documentary Stamps are not due on this transfer pursuant to Rule 12B-4.013, F.A.C.

20430PG2138

Exhibit "A"

Lot 16 and South 10 feet of Lot 15, Block 11, OVERBROOK PARK, according to the Plat recorded in Plat Book 3, Page 206, Public Records of Miami-Dade County, Florida (folio no. 01-4116-019-0460); and

Lots 31, 32 and 33, Block 29, REVISED PLAT OF CORAL GABLES SECTION L, according to the Plat thereof recorded in Plat Book 8, Page 85, Public Records of Miami-Dade County, Florida (folio no. 03-4108-007-2480 and 03-4108-007-2480); and

Lots 21 and 22, Block 33, REVISED PLAT OF CORAL GABLES SECTION L, according to the Plat thereof recorded in Plat Book 8, Page 85, Public Records of Miami-Dade County, Florida (folio no. 03-4108-007-3390); and

Lots 23 and 24, Block 33, OF SECTION "L" OF REVISED PLAT OF CORAL GABLES, according to the Plat thereof recorded in Plat Book 8, Page 85, Public Records of Miami-Dade County, Florida (folio no. 03-4108-007-3400); and

A portion of Lot 13, Block 11, of SUNILAND ESTATES, FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 50, at Page 58, of the Public Record of Miami-Dade County, Florida. Said Lot 13 being more particularly described on the following page.

Page 1 of Exhibit "A"

20430PG2139

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of Lot 13, in Block 11, of SUNILAND ESTATES, FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 50, at Page 58, of the Public Records of Dade County, Florida, said portion of Lot 13, being more particularly described as follows:

Beginning at the most northerly corner of said Lot 13 run southeasterly along the northeasterly line of said Lot 13 a distance of 70.2 feet to a corner common to Lots 1, 2 and 13; thence run southeasterly along the northeasterly curved rear line of said Lot 13, a distance of 60.61 feet, more or less, to a point which is the midpoint on the rear line of said Lot 2; thence run Southwesterly along a line which is de prolongation southwesterly of a line bisecting said Lot 2, a distance of 172.44 feet more or less to an intersection with the northwesterly line of said lot 13; thence run northeasterly along the northwesterly line of said Lot 13 a distance of 163 feet more or less to the Point of Beginning; less the Northeasterly 37.33 feet thereof;

ALSO DESCRIBED AS:

Beginning at the most northerly corner of said Lot 13, run southeasterly along the northeasterly line of said Lot 13 a distance of 70.20 feet to the northwest corner of Lot 2 which said corner is common to Lots 1, 2 and 13, thence run southeasterly along the southwest line of lot 2 which is also the northeast line of Lot 13, a circular curve for an arc distance of 60.61 feet more or less to a point which is the midpoint on the rear line of Lot 2, thence run southwesterly along a line which is de prolongation southeasterly of a line bisecting said Lot 2 for a distance of 172.44 feet more or less to an intersection of the northwest line of said Lot 13, thence run northeasterly along the northwest line of said Lot 13 a distance of 163 feet, more or less to the point of beginning.

20430PG2140

The Original Document is
being held in the vault of
CHARLES M. KELLY, JR., ESQ.
Naples, Florida

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, IRWIN F. SCHAFFHAUSEN, Social Security No. 473-16-3784, of Naples, Florida, as Principal, hereby appoint my wife, MILDRED J. SCHAFFHAUSEN, and my daughter, GAIL ANN S. ACKERMANN, and each of them severally, as my attorney-in-fact, for me and in my name, place and stead:

(1) To open and maintain checking, savings and other accounts in my name or otherwise in any financial institution; to make deposits in, draw checks upon, make withdrawals from and to utilize and manage such accounts; to deal generally in my behalf with any instrument for the payment of money in which I may have an interest; and to have access to and control of the contents of any safe deposit box rented solely or jointly in my name.

(2) To invest and reinvest any monies or other property belonging to me, whether acquired by me or by my attorney-in-fact, in stocks, bonds, mortgages, real property, savings bank accounts or other securities or investments of any kind, real or personal, in such manner and in such amounts as my attorney-in-fact may deem best, to sell, pledge or otherwise dispose of any or all of the same, including the power to endorse any certificates representing the same or to execute appropriate stock or bond powers; to administer such investments in whatever manner and in such brokerage, safekeeping or investment advisory accounts as my attorney-in-fact deems appropriate; and to exercise any and all rights incident to the ownership of such investments.

(3) To prepare, execute and file any income, gift or other tax return or claim, federal, state or local, or of a foreign country, for which I am responsible or to which my property is subject, and to do all things reasonably necessary with respect thereto; to pay any taxes, duties or assessments, including interest and penalties, and collect any claims arising therefrom; to negotiate with the appropriate tax authorities, and to litigate and compromise any differences that may arise with respect to any tax obligations.

(4) To make demand and accept payment for, reject or compromise all claims to which I may be entitled or which may be asserted against me; to represent me in all legal actions or proceedings whether instituted by or against me; to do all things reasonably necessary to the prosecution or defense of such action; to pay, adjust, compromise or settle such action in my behalf; and to employ and compensate attorneys and other persons in the pursuance of any activity in my behalf.

I hereby certify the attached to be a true and correct copy of the original.

Charles M. Kelly, Jr.

20430PG2141

(5) To sell, lease, mortgage, improve, insure, manage and control any real property or interest therein owned by me, and to execute contracts, deeds and other documents in respect thereto, and including specifically my homestead and the real property described in Schedule A hereto annexed, if any.

(6) To borrow funds from any person, corporation or other source upon such terms and conditions as my attorney-in-fact may deem advisable, and to secure the payment of any such loans by the pledge or mortgage of my property.

(7) Generally, to pay my bills, administer my property and act for me in all matters affecting my property or the administration of my financial affairs, with the same force and effect and to all intents and purposes as though I were personally present and acting for myself, and I hereby ratify and confirm all that my said attorney-in-fact shall do by authority hereof.

(8) To arrange for and consent to medical, therapeutical, and surgical procedures including the administration of drugs.

(9) To make such gifts as my attorney-in-fact may deem proper either outright, in trust, and in custodianship (including gifts to my attorney-in-fact) and including charitable gifts and charitable pledges, all in the sole discretion of my attorney-in-fact; provided, however, that no gifts to a single donee in any one calendar year shall exceed the sum of Ten Thousand and 00/100 Dollars (\$10,000.00).

(10) To transfer all or any part of my property, real or personal, to the Trustee of the IRWIN F. SCHAPFHAUSEN Trust dated 4/23/91, as amended.

(11) To sign, execute and endorse any and all papers, documents, instruments and records necessary or appropriate to implement, exercise or otherwise carry out any and all of the foregoing powers, authorizations, and discretions herein given to my attorney-in-fact.

THIS DURABLE POWER OF ATTORNEY SHALL NOT BE AFFECTED BY MY SUBSEQUENT DISABILITY OR INCOMPETENCE EXCEPT AS PROVIDED BY STATUTE.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of April, 1996.

Irwin F. Schaffhausen
 IRWIN F. SCHAPFHAUSEN
 Principal

20430PG2142

Signed and Sealed in the Presence of:

Phyllis J. Stearns of Naples, Florida
Witness Address of Witness

Wick Durand of Naples, Florida
Witness Address of Witness

STATE OF FLORIDA)
COUNTY OF COLLIER) SS:

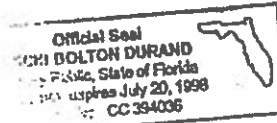
Subscribed and sworn to before me by the Principal, who is personally known to me or has produced a driver's license as identification on this 19 day of April, 1996.

Wick Durand
Notary Public
State of Florida at Large

My Commission Expires:

This Instrument Prepared By:
Charles M. Kelly, Jr., Esq.
Kelly, Price, Passidomo & Siket, Chartered
2640 Golden Gate Parkway, Suite 315
Naples, Florida 33942
(941) 261-3453

klf:p



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

4048-

Documentary Stamps Collected \$4048.00
\$ SURTAX Doc. Stamps Collected
Class "C" Intangible Tax Collected \$2530.00
Clerk, Dade County, Fla.
By *A. Capland* 3-7-91 DC

OFF. REC. 1492961165

PREPARED BY,
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
WHITE & CASE
5000 Southeast Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131-2352
Attention: Victor M. Alvarez, Esq.

1991 MAR -7 PM 4:35

91R074968

MORTGAGE, ASSIGNMENT OF RENTS
AND SECURITY AGREEMENT

THIS MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (this "Mortgage"), dated as of March 7, 1991, made by FRANK W. ACKERMANN, GAIL S. ACKERMANN, his wife, IRWIN F. SCHAFFHAUSEN and MILDRED J. SCHAFFHAUSEN, his wife, having an address at 11098 Marin Street, Coral Gables, Florida 33156, as mortgagors (individually and collectively, "Mortgagor"), to DELTA LIFE AND ANNUITY COMPANY, an Arkansas corporation, having an office at 530 Oak Court, Suite 200, Memphis, Tennessee 38117, as beneficiary and secured party ("Mortgagee").

PRELIMINARY STATEMENT

(1) Mortgagor has requested Mortgagee to make a loan to Mortgagor in the aggregate outstanding principal amount of \$1,265,000.00 (the "Loan") and Mortgagor has executed and delivered to Mortgagee a promissory note, dated of even date herewith (the "Note"), in the amount of the Loan.

(2) Mortgagee requires as a condition precedent to the making of the Loan to Mortgagor that Mortgagor shall have executed and delivered to Mortgagee this Mortgage.

NOW, THEREFORE, in consideration of the benefits accruing to Mortgagor, the receipt and sufficiency of which are hereby acknowledged, MORTGAGOR HEREBY GRANTS, MORTGAGES, BARGAINS, SELLS, TRANSFERS, CONVEYS AND ASSIGNS TO MORTGAGEE, under and subject to the terms and conditions hereinafter set forth, all of its estate, right, title and interest, whether now owned or hereafter acquired, in and to

10:57

Mortgagee shall be reduced to the maximum amount permitted under applicable law; and if from any circumstance Mortgagee shall ever receive anything of value deemed interest by applicable law in excess of the maximum lawful amount, an amount equal to any excessive interest shall be applied to the reduction of the principal balance of the Obligations and not to the payment of interest or, if such excessive interest exceeds the unpaid balance of principal of the Obligations, such excess shall be refunded to Mortgagor. All interest paid or agreed to be paid to Mortgagee shall, to the extent permitted by applicable law, be amortized, prorated, allocated, and spread throughout the full period until payment in full of the principal of the Obligations (including the period of any renewal or extension thereof) so that the interest thereon for such full period shall not exceed the maximum amount permitted by applicable law. This paragraph shall control all agreements between Mortgagor and Mortgagee.

5.6 Notices. Whenever Mortgagor or Mortgagee shall desire to give or serve on the other any notice, demand, request or other communication with respect to this Mortgage, each such notice, demand, request or other communication shall be in writing and shall be effective only if the same is (i) delivered by personal service (including telex, telecopier, express or courier service), in which event it shall be effective upon delivery, or (ii) mailed by registered or certified mail, return receipt requested, postage prepaid (in which event it shall be effective three days after mailing), addressed as follows (or to such other address as the party receiving any such communication designates to the other party in writing):

If to Mortgagee: Delta Life and Annuity Company
530 Oak Court
Suite 200
Memphis, Tennessee 38117

If to Mortgagor: Frank W. Ackermann
11098 Marin Street
Coral Gables, Florida 33156

5.7 Captions. The captions or headings at the beginning of each Section and subsection hereof are for the convenience of the parties and are not a part of this Mortgage.

5.8 Invalidity or Unenforceability. If the lien of this Mortgage is invalid or unenforceable as to any

5.12 Substitution of Mortgagee. Mortgagee may, from time to time, by a written instrument executed and acknowledged by Mortgagee and recorded in the county or counties where this Property is located, and by otherwise complying with applicable statutory provisions, substitute a successor or successors for the Mortgagee named herein or acting hereunder.

5.13 Waiver of Jury Trial. MORTGAGOR HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES THE RIGHT IT MAY HAVE TO A TRIAL BY JURY OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE, OR THE NOTE OR ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY RELATING HERETO OR THERETO. THIS PROVISION IS A MATERIAL INDUCEMENT FOR MORTGAGEE ACCEPTING THIS MORTGAGE.

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

Signed, sealed and delivered in the presence of:

Max W. Hector
[Signature]

[Signature]
[Signature]

Marie J. Schaffhausen
Olga R. Schaffhausen

Marie J. Schaffhausen
Olga R. Schaffhausen

[Signature]
Frank W. Ackermann

[Signature]
Gail S. Ackermann

[Signature]
Irwin F. Schaffhausen ✓

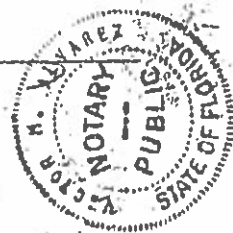
[Signature]
Mildred J. Schaffhausen ✓

GET. REC. 1492981183

STATE OF FLORIDA :
: SS
COUNTY OF DADE :

BEFORE ME, the undersigned authority, personally appeared Frank W. Ackermann who duly executed the foregoing instrument this 7th day of March, 1991.

[Signature]
Notary Public
State of Florida

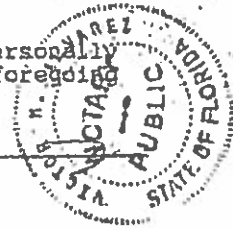


My Commission Expires Notary Public, State of Florida at Large
My Commission Expires March 22, 1992
[Seal]

STATE OF FLORIDA :
: SS
COUNTY OF DADE :

BEFORE ME, the undersigned authority, personally appeared Gail S. Ackermann who duly executed the foregoing instrument this 7th day of March, 1991.

[Signature]
Notary Public
State of Florida



My Commission Expires Notary Public, State of Florida at Large
My Commission Expires March 22, 1992
[Seal]

STATE OF FLORIDA :
: SS
COUNTY OF COLLIER :

BEFORE ME, the undersigned authority, personally appeared Irwin F. Schaffhausen who duly executed the foregoing instrument this 6 day of March, 1991. ✓

[Signature]
Notary Public
State of Florida

Notary Public, State of Florida at Large
My Commission Expires June 21, 1992



REC: 1492901184

My Commission Expires:

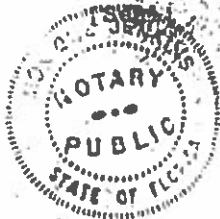
[Seal]

STATE OF FLORIDA :
: SS
COUNTY OF COLLIER :

BEFORE ME, the undersigned authority, personally
appeared Mildred J. Schaffhausen who duly executed the
foregoing instrument this 6 day of March, 1991. ✓

Mildred J. Schaffhausen
Notary Public
State of Florida

My Commission Expires: Notary Public, State of Florida at Large
My Commission Expires June 21, 1992



REF. 14929701185

EXHIBIT A
LEGAL DESCRIPTION

Lots 31, 32 and 33, in Block 29, and Lots 21, 22,
23 and 24, in Block 33, REVISED PLAT OF CORAL
GABLES SECTION "L", according to the Plat thereof,
as recorded in Plat Book 8, Page 85, of the Public
Records of Dade County, Florida

EXHIBIT "B"

Permitted Encumbrances

1. Dade County property taxes for the year 1991 and subsequent years.
2. A 5-foot utility easement along the rear line of each lot and a 3-foot utility easement along the side lines of each lot whenever necessary to reach such rear lines as set forth in instrument recorded in Deed Book 1304, Page 1 (all imposed by instrument recorded in Deed Book 1314, Page 43) (Lots 21, 22, 23 and 24 of Block 33 only.)
3. Declaration of Restrictive Covenant filed November 12, 1986, in Official Records Book 13081, Page 1717.
4. Rights of the following tenants as tenants only under unrecorded leases:
 - (a) Best Travel, Inc.
 - (b) Antonio de Soto Galleries, Inc.
 - (c) Yuca, Inc.
 - (d) Bangkok Bangkok II, Inc.
 - (e) Paradigm Interiors, Inc.
 - (f) D'Aida and Christie Enterprises, Inc.
 - (g) Sun Inn II, Inc.
5. Mortgage Deed dated August 30, 1985 executed by Frank W. Ackermann, Jr., Gail S. Ackermann, Irwin F. Schaffhausen and Mildred J. Schaffhausen, as mortgagors, in favor of Charlotte Kopp, as mortgagee, recorded in Official Records Book 12628, Page 3325 of the Public Records of Dade County, Florida, as modified by that certain Promissory Note and Mortgage Modification Agreement dated December 20, 1989, recorded in Official Records Book 14586, Page 1295 of the Public Records of Dade County, Florida, and any replacements thereof or any other subordinate mortgages, provided, however, that the principal amount secured thereby shall not exceed the lesser of: (a) \$375,000 or (b) an amount which, when added to the principal amount secured hereby does not exceed 75% of the value of the Property.
6. Matters reflected on surveys prepared by Biscayne Engineering Company, Inc. under Order No. 01-69879, dated January 31, 1991, as last revised on February 7, 1991, and certified on February 15, 1991.
7. Notice of Commencement recorded in Official Records Book 14865, Page 1391.
8. Right of First Refusal recorded in Official Records Book 13081, Page 1717.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
Clerk of Circuit & County
Courts

(LXE)BA-EXB



ARKANSAS
SECRETARY OF STATE
Mark Martin

Search Incorporations, Cooperatives, Banks and Insurance Companies

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For service of process contact the Insurance Department at 501-371-2600

LLC Member information is now confidential per Act 865 of 2007

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Corporation Name	DELTA LIFE AND ANNUITY COMPANY
Fictitious Names	
Filing #	390001296
Filing Type	Insurance Company
Filed under Act	Insurance Company, Insurance Co
Status	Merged
Principal Address	PO BOX 240308 MEMPHIS, 38124
Reg. Agent	
Agent Address	
Date Filed	01/01/1987
Officers	
Foreign Name	N/A
Foreign Address	
State of Origin	N/A

[Pay Franchise Tax for this corporation](#)



CFN 2009R0090499
 OR BK 26744 Pgs 4317 - 4320; (4pgs)
 RECORDED 02/09/2009 08:55:42
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared By: Melissa Guerlain
 STANCORP MORTGAGE INVESTORS, LLC
 19225 NW TANASBOURNE DRIVE
 HILLSBORO, OR 97124

Recording Requested and When
 Recorded, return to:

First American Lenders Advantage (LM_MOO,2008)
 1100 Superior Avenue, Suite 200
 Cleveland, OH 44114

**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF RENTS,
 SECURITY AGREEMENT AND FIXTURE FILING AND
 RELATED LOAN DOCUMENTS**

FOR VALUE RECEIVED, the undersigned ("Assignor") hereby grants, assigns and transfers to Liberty Life Assurance Company of Boston, a Massachusetts stock insurance company (3.249%), Liberty Mutual Fire Insurance Company, a Massachusetts stock insurance company (0.675%), Liberty Mutual Insurance Company, a Massachusetts stock insurance company (8.597%), Peerless Insurance Company, a New Hampshire corporation (4.323%), Employers Insurance Company of Wausau, a Wisconsin stock insurance company (3.773%), The Ohio Casualty Insurance Company, an Ohio stock insurance company (4.373%), United of Omaha Life Insurance Company, a Nebraska corporation (35%), ("Assignee"), each to an undivided interest, of the Assignor's interest under the following loan documents:

total = 59.99%

Mortgagor	Loan Number	Date of Recording	Recording No.
Gail S. Ackermann Trustee of the Gail S. Ackermann Trust u/d/t dated January 3, 2000 and Irwin F. Schaffhausen, Trustee of the Irwin F. Schaffhausen Trust u/d/t dated April 23, 1991	A8022214	Mortgage 5/13/2008 Assignment 5/13/2008	Mortgage CFN 2008R0393417 Assignment CFN 2008R0393418

Tax Account Number: 03 41080073400.
 Commonly known as: 100-104 GIRALDA AVENUE, CORAL GABLES, FL, 33156. See Exhibit "A" attached hereto and by this reference made a part hereof for legal description.

All as described in the Official Records in the Office of the County Recorder of Miami-Dade County, Florida, together with the note(s) described therein, the money due and to become due therein with interest, all rights accrued to or to accrue under the Mortgage, and all rights under the separate Assignment of Lessor's Interest in Leases of even date with the Mortgage.

See following page for Assignor and Assignee (hereinafter collectively, "Lender") Addresses.

Dated effective June 12, 2008 .

"ASSIGNOR"

Standard Insurance Company,
 an Oregon corporation

By: *Amy Frazey*
 Amy Frazey, Assistant Vice President
 At: *Gregg Harrod*
 Gregg Harrod, Assistant Secretary

Witness to each signature:

Dom Amezua
 Print Name: Dom Amezua
Qu-Yi Chen
 Print Name: Qu-Yi Chen



(4)

LENDER ADDRESSES

ASSIGNOR ADDRESS

c/o STANCORP MORTGAGE INVESTORS, LLC
19225 NW TANASBOURNE DRIVE
HILLSBORO, OR 97124



ASSIGNEE ADDRESS(ES)

Liberty Life Assurance Company of Boston ✓
175 Berkeley Street
Boston, MA 02116

Liberty Mutual Fire Insurance Company ✓
175 Berkeley Street
Boston, MA 02116

Liberty Mutual Insurance Company ✓
175 Berkeley Street
Boston, MA 02116

Peerless Insurance Company
175 Berkeley Street
Boston, MA 02116

Employers Insurance Company of Wausau
176 Berkeley Street
Boston, MA 02117

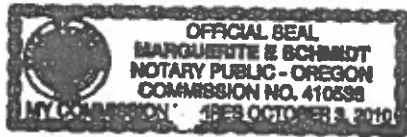
The Ohio Casualty Insurance Company
177 Berkeley Street
Boston, MA 02118

United of Omaha Life Insurance Company
4th Floor, Investment Management
Mutual of Omaha Plaza
Omaha, NE 68175-1011

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On this 22nd day of February, 2009, before me, Marguerite E. Schmidt, a Notary Public in and for said County and State, personally appeared AMY FRAZEY and GREGG HARROD, both to me personally known, who being duly sworn did say that she, the said AMY FRAZEY is the Assistant Vice President, and he, the said GREGG HARROD is the Assistant Secretary of STANDARD INSURANCE COMPANY, the within named corporation, and that the seal affixed to said document is the corporate seal of said corporation, and that the said document was signed and sealed in behalf of said corporation by authority of its Board of Directors, and AMY FRAZEY and GREGG HARROD acknowledged said document to be the free act and deed of said corporation.



IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



Marguerite E. Schmidt
Marguerite E. Schmidt
Notary Public for Oregon
My Commission Expires: October 3, 2010

EXHIBIT "A"
LOAN NO. A8022214
DATED: April 25, 2008

Lots 23 and 24, Block 33, of REVISED PLAT CORAL GABLES SECTION L, according to the plat thereof recorded in Plat Book 8, Page 85, Public Records of Miami-Dade County, Florida.

 RCKERMAN & SCHAFFHAUS
39865908 FL
FIRST AMERICAN ELS
ASSIGNMENT




William Francis Galvin
Secretary of the Commonwealth of Massachusetts



Corporations Division

Business Entity results

Number of records: 1

[Print results](#)

<u>Entity Name</u>	<u>ID Number</u>	<u>Old ID Number</u>	<u>Address</u>
LIBERTY LIFE ASSURANCE COMPANY OF BOSTON	046076039		175 BERKELEY ST BOSTON, MA 02117 USA

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175 BERKELY STREET
BOSTON MA 02116

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175 BERKELEY ST
BOSTON MA 02116-5066

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Corporations Division

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<u>Entity Name</u>	<u>ID Number</u>	<u>Old ID Number</u>	<u>Address</u>
LIBERTY MUTUAL FIRE INSURANCE COMPANY	041924000		175 BERKELEY ST. BOSTON, MA 02116 USA

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<u>Entity Name</u>	<u>ID Number</u>	<u>Old ID Number</u>	<u>Address</u>
LIBERTY MUTUAL INSURANCE COMPANY	041543470		175 BERKELEY ST. BOSTON, MA 02116 USA

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Filed Documents
 Date: 10/26/2015 (Annual Report History, View Images, etc.)

Business Name History

Name	Name Type
PEERLESS INSURANCE COMPANY	Legal
PEERLESS CASUALTY COMPANY	Prev Legal

Insurance Company - Domestic - Information

Business ID: 68550
Status: Active
Entity Creation Date: 3/7/1901
Principal Office Address: [Address Not Available]
 CONCORD NH 03301
Principal Mailing Address: No Address

Registered Agent

Agent Name: Lawyers Incorporating Service
Office Address: 14 CENTRE STREET
 CONCORD NH 03301
Mailing Address:

Important Note: The status reflected for each entity on this website only refers to the status of the entity's filing requirements with this office. It does not necessarily reflect the disciplinary status of the entity with any state agency. Requests for disciplinary information should be directed to agencies with licensing or other regulatory authority over the entity.

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CONCORD NH 03301-6302

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Company Overview of Employers Insurance Company of Wausau

Snapshot

Company Overview

Employers Insurance Company of Wausau provides commercial property and casualty insurance products and services with various coverage options. The company offers commercial auto, general liability, property, package, umbrella, workers compensation, and other related products. It also provides loss prevention, claims management, managed care, disability management program, and online provider referral services. The company was founded in 1911 and is based in Wausau, Wisconsin. As of December 12, 1998, Employers Insurance Company of Wausau operates as a subsidiary of Liberty Mutual Holding Company, Inc.

2000 Westwood Drive
Wausau, WI 54401

Phone: 800-435-4401
Fax: 715-847-8740

United States

Founded in 1911

People

Key Executives For Employers Insurance Company Of Wausau

Ms. Susan M. Doyle
Chief Executive Officer and President

Mr. Joe Gilles
Chief Operating Officer

Mr. Eugene B. Kelly CPCU
Senior Vice President of Eastern Division
Age: 62

Mr. Michael Parker
Executive Vice President of Field Operations

Ms. Constance Bayne
Vice President and Manager of Loss Prevention

Compensation as of Fiscal Year 2015.

Similar Private Companies By Industry

Company Name	Region
PMI Mortgage Guaranty Company	United States
Bradford Title, LLC	United States
Chicago Motor Club Insurance Co.	United States
Arrowood Indemnity Company	United States
Old Republic National Title Insurance Company	United States

Recent Private Companies Transactions

Type Date	Target
Private Placement September 24, 2015	CF Industries, Inc.

Report Data Issue

From Around the Web

Sponsored Links by Taboola



DATE	DOCUMENT ID	DESCRIPTION	FLING	EXPED	PENALTY	CERT	COPY
09/28/2012	201227101029	ConverLing Out To Unlicensed Foreign Corp (VXF)	125.00	100.00		.00	.00

Receipt

This is not a bill. Please do not remit payment.

THE OHIO CASUALTY INSURANCE COMPANY
 KAREN WRIGHT
 175 BERKELEY ST., MS06E
 BOSTON, MA 02116

**STATE OF OHIO
 CERTIFICATE**

Ohio Secretary of State, Jon Husted

88562

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

THE OHIO CASUALTY INSURANCE COMPANY

and, that said business records show the filing and recording of:

Document(s):

Converting Out To Unlicensed Foreign Corp

Document No(s):

201227101029



United States of America
 State of Ohio
 Office of the Secretary of State

Witness my hand and the seal of the
 Secretary of State at Columbus,
 Ohio this 1st day of October, A.D.
 2012.

Jon Husted

Ohio Secretary of State



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You entered:

175 BERKELEY STREET
MSC06E
BOSTON MA 02118

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Here's the full address, using standard abbreviations and formatting.

175 BERKELEY ST STOP 06E
BOSTON MA 02116-5086

[Show Mailing Industry Details](#)

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- [No FEAH Act EEO Data](#)

**UNITED OF OMAHA LIFE
INSURANCE COMPANY**

Mon Oct 26 10:42:10 2015

SOS Account Number
10017346

Status
Active

Principal Office Address
OMAHA,

**Registered Agent and Office
Address**
MUTUAL OF OMAHA INSURANCE
COMPANY
C/O GENERAL COUNSEL
MUTUAL OF OMAHA PLAZA
OMAHA, NE 68175

Nature of Business
Not Available

Entity Type
Insurance Company
Qualifying State: NE

Date Filed
Aug 09 1926

Filed Documents

To purchase copies of filed documents check the box to the left of the document code. If no checkbox appears, contact the Secretary of State's office to request the document(s).

<input type="checkbox"/>	Code	Document	Date Filed	Price
<input type="checkbox"/>	AP	Articles Perpetual	Aug 09 1926	\$2.25 = 5 page(s) @ \$0.45 per page
<input type="checkbox"/>	A	Amendment	Mar 20 1942	
<input type="checkbox"/>	A	Amendment	Feb 14 1949	
<input type="checkbox"/>	A	Amendment	Apr 01 1953	
<input type="checkbox"/>	A	Amendment	Mar 12 1956	
<input type="checkbox"/>	A	Amendment	Feb 26 1965	
<input type="checkbox"/>	A	Amendment	Jun 02 1969	
<input type="checkbox"/>	A	Amendment	Aug 07 1969	
<input type="checkbox"/>	A	Amendment	May 09 1972	
<input type="checkbox"/>	A	Amendment	May 02 1974	
<input type="checkbox"/>	A	Amendment	Apr 30 1976	
<input type="checkbox"/>	A	Amendment	May 04 1977	
<input type="checkbox"/>	NN	New Name	Dec 16 1981	\$2.70 = 6 page(s) @ \$0.45 per page
<input type="checkbox"/>	PP	Proof of Publication	Jan 08 1982	\$0.45 = 1 page(s) @ \$0.45 per page
<input type="checkbox"/>	A	Amendment	Jul 13 1990	

Code	Document	Date Filed	Price
PP	Proof of Publication	Sep 06 1990	
<input type="checkbox"/> A	Amendment	Jan 10 1997	\$2.70 = 6 page(s) @ \$0.45 per page
<input type="checkbox"/> AO	Change of Agent or Office	Apr 30 2009	\$0.45 = 1 page(s) @ \$0.45 per page
<input type="checkbox"/> MI	Merge In	Dec 31 2012	\$0.45 = 1 page(s) @ \$0.45 per page
<input type="checkbox"/> A	Amendment	Mar 25 2013	\$0.90 = 2 page(s) @ \$0.45 per page
<input type="checkbox"/> MI	Merge In	Aug 31 2013	\$0.45 = 1 page(s) @ \$0.45 per page

Good Standing Documents

To purchase documents attesting to the entity's good standing check the box next to the document title.

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

Online Certificate of Good Standing with Electronic Validation

\$6.50

This certificate is available for immediate viewing/printing from your desktop. A Verification ID is provided on the certificate to validate authenticity online at the Secretary of State's website.

Certificate of Good Standing - USPS Mail Delivery

\$10.00

This is a paper certificate mailed to you from the Secretary of State's office within 2-3 business days.

Select All | Select None

[↑ Back to Top](#)



CFN 2008R0393417
OR Bk 26376 Pgs 1228 - 1251; (24pgs)
RECORDED 05/13/2008 15:05:41
MTG DDC TAX 5,162.50
INTANG TAX 2,950.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by Robert Williams
When Recorded Return to:

STANCORP MORTGAGE INVESTORS, LLC
19225 NW TANASBOURNE DRIVE
HILLSBORO, OR 97124

ATTN: COMPLIANCE, T3A

SIC Loan No. A8022214

**MORTGAGE, ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

THIS MORTGAGE made this April 25, 2008, is between Gail S. Ackermann Trustee of the Gail S. Ackermann Trust u/d/t dated January 3, 2000 and Irwin F. Schaffhausen, Trustee of the Irwin F. Schaffhausen Trust u/d/t dated April 23, 1991 ("Mortgagor"), having a mailing address of 11098 Martin Street, Coral Gables, FL 33156 and Standard Insurance Company, an Oregon corporation ("Mortgagee") having a mailing address of 19225 NW Tanasbourne Drive, Hillsboro, Oregon 97124.

The Tax Account Numbers for the property subject to the lien of this instrument are:
03 41080073400.

Commonly known as: 100-104 Giralda Avenue, Coral Gables, Florida, 33156.

Mortgagor irrevocably mortgages to Mortgagee, with power of sale, that property in the City of Coral Gables, County of Miami-Dade, State of Florida, described as follows (the "Real Property"):

See Exhibit "A" attached hereto and by this reference made a part hereof for legal description.

Together with (a) all rents, income, contract rights, issues and profits now due or which may become due under or by virtue of any lease, rental agreement or other contract, whether written or oral, for the use or occupancy of the Real Property, or any part thereof, together with all tenant security deposits, subject, however, to the right, power and authority hereinafter given to and conferred upon Mortgagor to collect and apply such rents, issues, income, contract rights, security deposits and profits prior to any default hereunder; (b) all buildings and improvements now or hereafter thereon, and all appurtenances, easements, rights in party walls, water and water rights, pumps and pumping plants and all shares of stock evidencing the same; (c) all fixtures and property now or hereafter attached to or used in the operation of the Real Property, including

consent of Mortgagee to Mortgagor placing, or allowing to be placed, any encumbrances, charges, or liens against the Property, whether superior or inferior to the liens, rights, and security interests created in this Mortgage. All property tax statements should be sent to Mortgagee at the following address:

Standard Insurance Company
Attn: Mortgage Loan Servicing T3A
19225 NW Tanasbourne Drive
Hillsboro, OR 97124


and to Mortgagor at the following address:

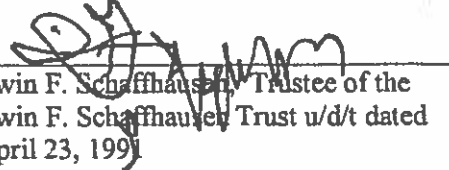
Gail S. Ackermann, Trustee and Irwing P. Schaffhausen, Trustee
11098 Martin Street
Coral Gables, FL 33156

8. **Monthly Deposits.** Unless this covenant is prohibited by law or waived in writing by Mortgagee, Mortgagor shall pay each year to Mortgagee, together with and in addition to the monthly payments of principal and interest payable under the terms of the Note, until the Note is fully paid, in equal monthly installments, the estimated amount of the annual property taxes, assessments, insurance premiums and similar charges next payable, as estimated by Mortgagee. If at any time Mortgagee determines that such payments will not be sufficient to account for each such charge on its due date (and in the case of annual property taxes, on or before the last day on which they may be paid without penalty or interest), Mortgagor shall pay to Mortgagee, upon demand, additional sums as necessary to account for such deficiency. Mortgagee may retain the sums received under this Paragraph A.8 and apply them to such charges when they (and in the case of annual property taxes, on or before the last day on which they may be paid without penalty or interest). Sums received shall not earn interest and may be commingled with other funds of Mortgagee. If Mortgagee is required by law to pay interest on these sums, Mortgagee may, to the extent permitted by law, impose a charge for holding and disbursing such funds. In the event of a default under the Note, this Mortgage or any other instrument securing the Note, Mortgagee may apply the sums required under this Paragraph A.8 (without prepayment fee and without limiting the privilege, if any, to prepay any amounts secured hereby) first to accrued interest and then to the principal balance secured hereby. As an additional covenant hereof, and in any event if the foregoing provision for prepayment is at any time prohibited by law, or waived in writing by Mortgagee, or Mortgagor fails to make payments in the full amount required under this Paragraph A.8, Mortgagor shall pay such charges when they (and in the case of annual property taxes, on or before the last day on which they may be paid without penalty or interest) and, upon demand, provide Mortgagee with satisfactory evidence of payment and coverage.

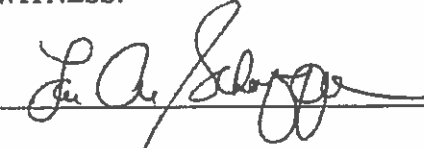
9. **Leases.** Mortgagor shall fully perform all the terms and conditions on Mortgagor's part to be performed in any existing or future lease with respect to which Mortgagor is lessor covering all or a portion of the Property. Mortgagor shall not, without the prior consent of Mortgagee, terminate, cancel or accept the surrender of, or suffer or permit the termination,

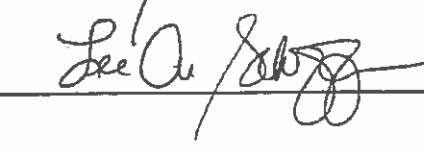
SIGNATURE OF MORTGAGOR

By: 
Gail S. Ackermann, Trustee of the Gail
S. Ackermann Trust u/d/t dated
January 3, 2000

By: 
Irwin F. Schaffhausen, Trustee of the
Irwin F. Schaffhausen Trust u/d/t dated
April 23, 1991

WITNESS:





AFFIX NOTARIAL ACKNOWLEDGMENTS FOR EACH MORTGAGOR
IN SIZE AND FORM AS REQUIRED BY STATE LAW.

FLORIDA DOCUMENTARY STAMP TAXES IN THE AMOUNT OF
\$ 5162.50 AND INTANGIBLE PERSONAL PROPERTY TAXES IN
THE AMOUNT OF \$ 2950.00 HAVE BEEN PAID IN ACCORDANCE
WITH FLORIDA LAW.

EXHIBIT "A"
LOAN NO. A8022214
DATED: April 25, 2008

Lots 23 and 24, Block 33, of REVISED PLAT CORAL GABLES SECTION L, according to the plat thereof recorded in Plat Book 8, Page 85, Public Records of Miami-Dade County, Florida.

STATE OF FLORIDA

COUNTY OF Miami Dade

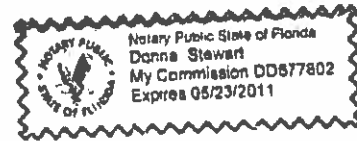
The foregoing instrument was acknowledged before me this 30th day of April, 2008, by Gail S. Ackerman, individually and as Trustee of the Gail S. Ackerman Trust, w/d/t dated January 3, 2000. She is personally known to me or has produced as identification.

[Signature]

Signature:
Donna Stewart

Typed Name:
Title or Rank: Notary Public
Serial Number

Commission expires: 5/23/2011



STATE OF FLORIDA

COUNTY OF Miami Dade

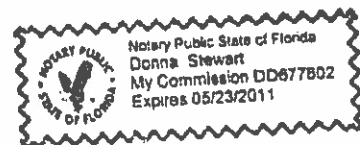
The foregoing instrument was acknowledged before me this 30th day of April, 2008, by Irwin F. Schaffhausen, individually and as Trustee of the Irwin F. Schaffhausen Trust, w/d/t dated April 23, 1991. He is personally known to me or has produced as identification.

[Signature]

Signature:
Donna Stewart

Typed Name:
Title or Rank: Notary Public
Serial Number

Commission expires: 5/23/2011



**Gail S. Ackermann
11098 Marin St., Coral Gables, FL 33156**

June 23, 2015

**Mr. Manuel Z. Lopez, P.E.
Building Official
P.O. Box 141549
Coral Gables, FL 33114**

**Re: 100 Giralda Ave., Coral Gables
Folio: #03-4108-007-3400
Recertification of Building 40 Years older inspection**

Dear Mr. Lopez:

Please EXTEND the deadline for filing the structural recertification for the above referenced property.

While your NOTICE is dated April 20, it was not posted until June 16.

Thank you very much for your assistance.

Sincerely,


Gail S. Ackermann

CITY'S

EXHIBIT 6

Garcia, Belkys

From: alp@alp-law.com
Sent: Wednesday, November 04, 2015 10:58 AM
To: Goizueta, Virginia; Garcia, Belkys
Subject: FW: URGENT Case # 15-4461 City of Coral Gables (Gail S. Ackermann) Recertification of Building Re: 100 Giralda Ave.

FYI

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

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Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

From: Alexander Palenzuela <alp@alp-law.com>
Date: Wednesday, November 4, 2015 at 10:57 AM
To: "swanee@paradigminteriors.com" <swanee@paradigminteriors.com>
Subject: FW: URGENT Case # 15-4461 City of Coral Gables (Gail S. Ackermann) Recertification of Building Re: 100 Giralda Ave.

Please call me at (305) 333-0467 to discuss this matter. It would help if you could send me a scanned copy of the report.

Thank you.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

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Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

From: Virginia Goizueta <vgoizueta@coralgables.com>
Date: Wednesday, November 4, 2015 at 8:07 AM
To: Alexander Palenzuela <alp@alp-law.com>
Subject: FW: URGENT Case # 15-4461 City of Coral Gables (Gail S. Ackermann) Recertification of Building Re: 100 Giralda Ave.

Good morning Alexander,

100 Giralda Ave, case # 15-4461 has sent me an e-mail notifying us that they had mailed the report and the check however, it has not arrived. I am sending you their contact information so that you can guide them into compliance.

Thank you

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250



Celebrating 90 years of a dream realized.

From: Swanee [<mailto:swanee@paradigminteriors.com>]
Sent: Tuesday, November 03, 2015 9:59 AM
To: Goizueta, Virginia
Subject: FW: URGENT Case # 15-4461 City of Coral Gables (Gail S. Ackermann) Recertification of Building Re: 100 Giralda Ave.

Hi Virginia;

Did you received the package yesterday?

Thank you.

From: Swanee
Sent: Monday, November 02, 2015 12:30 PM
To: 'Goizueta, Virginia'
Subject: RE: URGENT Case # 15-4461 City of Coral Gables (Gail S. Ackermann) Recertification of Building Re: 100 Giralda Ave.

This package was mailed on 10/27/15 to
Building Recertification Section
Development Services Dept.
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134

It is a white large envelop

From: Goizueta, Virginia [<mailto:vgoizueta@coralgables.com>]
Sent: Monday, November 02, 2015 11:31 AM
To: Swanee
Subject: RE: URGENT Case # 15-4461 City of Coral Gables (Gail S. Ackermann) Recertification of Building Re: 100 Giralda Ave.

No we have not.

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250



CORAL GABLES
THE CITY OF THE FUTURE

Celebrating 90 years of a dream realized.

From: Swanee [<mailto:swanee@paradigminteriors.com>]

Sent: Monday, November 02, 2015 11:30 AM

To: Goizueta, Virginia

Subject: FW: URGENT Case # 15-4461 City of Coral Gables (Gail S. Ackermann) Recertification of Building Re: 100 Giralda Ave.

Hi Virginia;

Did you received all paper work for the above case?

Thank you.

Swanee

From: Swanee

Sent: Thursday, October 29, 2015 1:49 PM

To: 'vggoizueta@coralgables.com'

Subject: URGENT Case # 15-4461 City of Coral Gables (Gail S. Ackermann) Recertification of Building Re: 100 Giralda Ave.

Hi Virginia;

Please let me know when you receive all the paper work plus check for \$412.48 regarding the above Case for Ms. Gail S. Ackermann

Thank you, Virginia.

Swanee

(305) 667-7113 x 23

From: Gail (interoffice)

Sent: Thursday, October 29, 2015 1:28 PM

To: Swanee

Subject: Re: URGENT Case # 15-4461 City of Coral Gables

So call them and see if they got it.

If they got it will they cancel the hearing or shall I show up anyway?

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.



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-08-05-0114	05/01/2008	100 GIRALDA AVE	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL INSTALL SIGN "PASION DEL CIELO, THE GRAND COFFEE OF THE AMERICAS" \$1,980	final	06/13/2008	03/04/2009	0.00
AB-08-05-0265	05/05/2008	100 GIRALDA AVE	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL (3) NEW CANVAS AWNING (BROWN)- \$8000.00	issued	05/05/2008		0.00
BL-08-07-1350	07/24/2008	100 GIRALDA AVE	AWNINGS / CANOPY	(3) NEW CANVAS AWNING (BROWN)- \$8000.00	pending			5.00
BL-08-08-0764	08/15/2008	100 GIRALDA AVE	SIGNS	INSTALL 2 SIGNS "PASION DEL CIELO, THE GRAND COFFEE OF THE AMERICAS" \$1,5000	final	01/20/2009	03/04/2009	0.00
BL-09-01-2086	01/21/2009	100 GIRALDA AVE	INTERIOR ALTERATION ONLY	CANCELLED DID NOT COPY REQUIREMENTS WHEN CREATED	final	01/21/2009	01/21/2009	0.00
BL-09-01-2087	01/21/2009	100 GIRALDA AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTER ALTER (BEAUTY STRATEGY SALON) \$55,000	approved			1837.75
CE-10-05-4216	05/14/2010	100 GIRALDA AVE	CODE ENF WARNING PROCESS	WT5400 SEC 3-207 ZC (UNB) THE FOLLOWING PERMITS ARE STILL OPEN: 00080675 (INTERIOR DEMO) & 05120087 (EXTERIOR PAINT). INSPECTIONS MUST BE OBTAINED TO CLOSE OUT PERMITS.	final	05/14/2010	03/30/2011	0.00
CE-11-06-5640	06/02/2011	100 GIRALDA AVE	CODE ENF WARNING PROCESS	WT8122 SEC 3-209 ZONING CODE (CUV) FAILAURE TO	final	06/02/2011	06/02/2011	0.00

CITY'S

EXHIBIT 7

				RENEW CERTIFICATE OF USE #593. CONTACT KATHY ARGUINZONI (305-450-5269) FOR RENEWAL INFORMATION. BEAUTY STRATEGY SALON					
CE-11-06-6046	06/08/2011	100 GIRALDA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37322 SEC 3- 209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE #593 (BEAUTY STRATEGY). WARNING ISSUED 6/2/11*****VOID - RENEWED 6/8/11*****	canceled	06/08/2011	06/10/2011	0.00	
CE-12-02-8049	02/27/2012	100 GIRALDA AVE	CODE ENF WARNING PROCESS	VERBAL WARNING CUV OUTDOOR SEATING PASION DE CIELO - SPOKE TO ISEL	final	02/27/2012	02/27/2012	0.00	
EL-09-01-2502	01/29/2009	100 GIRALDA AVE	ELEC SIGNS	INSTALL 2 ELEC SIGN HOOK-UPS	final	01/29/2009	01/30/2009	0.00	
PW-08-12-0746	12/05/2008	100 GIRALDA AVE	SIDEWALK REPLACEMENT PERMIT	SIDEWALK REPLACEMENT PERMIT FEE ADJUSTED EDEN FEE CHANGE	final	12/05/2008	06/18/2015	0.00	
RC-10-06-5239	06/29/2010	100 GIRALDA AVE	BUILDING RE CERTIFICATION	UNSAFE STRUCTURES BOARD FEE 2006	final	06/29/2010	06/29/2010	0.00	
ZN-10-04-3259	04/01/2010	100 GIRALDA AVE	DUMPSTER / CONTAINER	DUMPSTER (SPECIAL EVENT) APRIL 10, 2010 @ (100 BLOCK OF GIRALDA AVE)	final	04/01/2010	04/01/2010	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:	Pasion Coffee	Inspection Date:	11/24/2014
Address:	100 Giralda Avenue	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	800

No violations noted at this time.

Company Representative:	Signature on file Katia Esquivel 11/24/2014
Inspector:	Signature on file Madelaine Mendez 11/24/2014

CITY'S

EXHIBIT

00