



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/3/2017

Property Information	
Folio:	03-4117-007-1730
Property Address:	3400 PONCE DE LEON BLVD Coral Gables, FL 33134-7213
Owner	3400 PONCE LLC
Mailing Address	301 ALMERIA AVE STE 330 CORAL GABLES, FL 33134 USA
PA Primary Zone	5900 DUPLEXES - >1200 SQFT/BLD
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 8 / 0
Floors	2
Living Units	4
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	3 790 Sq Ft
Lot Size	10,117 Sq Ft
Year Built	1947



Assessment Information			
Year	2017	2016	2015
Land Value	\$475,499	\$515,967	\$389,504
Building Value	\$215,370	\$205,114	\$184,604
XF Value	\$1,224	\$1,224	\$1,110
Market Value	\$692,093	\$722,305	\$575,218
Assessed Value	\$692,093	\$722,305	\$459,800

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction			\$115,418

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

Short Legal Description
COCONUT GROVE SEC 1-CORAL GABLES PB 14-25 LOTS 17 TO 20 INC BLK 15 LOT SIZE 101.170 X 100 OR 18428-0053-54 1298 1

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$692,093	\$722,305	\$459,800
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$692,093	\$722,305	\$575,218
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$692,093	\$722,305	\$459,800
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$692,093	\$722,305	\$459,800

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/06/2015	\$1,250,000	29730-3301	Qual by exam of deed
12/01/1998	\$350,000	18428-0053	Sales which are qualified
07/01/1975	\$110,000	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version

CITY'S

EXHIBIT 1

3400 Ponce de Leon Blvd

<u>Owner (Sunbiz address)</u> 3400 Ponce, LLC 301 Almeria Ave, Ste 330 Coral Gables, FL 33134-5822	<u>Owner (Registered Agent)</u> 3400 Ponce, LLC c/o Daniel Fernandez Registered Agent 250 Catalonia Ave, Ste 600 Coral Gables, FL 33134-6727
<u>Mortgagee (mortgage address)</u> BGI Financial LLC 175 SW 7 St, Ste 2208 Miami, FL 33130-2963	<u>Mortgagee (Registered Agent)</u> BGI Financial LLC c/o Incorp Services, Inc. Registered Agent 919 North Market St, Ste 950 Wilmington, DE 19801-3036

3400 PONCE DE LEON BOULEVARD





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[Business Services](#)
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Permits and Inspections: Search Results

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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-09-04-2028	04/08/2009	3400 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	REPLACE BACK DOOR & SCREEN (WHITE FRAME) \$150	final	04/08/2009	04/23/2014	0.00
AB-17-06-2487	06/27/2017	3400 PONCE DE LEON BLVD	BOA PRELIMINARY/MED BONUS/FINAL	RESIDENTIAL *PRELIMINARY *TWO NEW TWO STORY DUPLEX (6770SQFT) *TREES/ HW/ CD/ POSTED \$1300000	issued	07/03/2017		0.00
BL-09-04-2419	04/16/2009	3400 PONCE DE LEON BLVD	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE BACK DOOR & SCREEN (WHITE FRAME) \$150	final	05/04/2009	04/23/2014	0.00
CE-07-12-0252	12/20/2007	3400 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	WT76145 - DAY Ch.54-153 (24 hr to comply)	final		02/17/2010	0.00
CE-07-12-0255	12/20/2007	3400 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	WT76146 - DAY - CH.54-153 (24 HRS TO COMPLY) WARNING ISSUED TO 3406 PONCE DELEON	final		02/17/2010	0.00
CE-08-01-0982	01/23/2008	3400 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT76145 SEC 54-153 CC (DAY) TRASH OUT PRIOR TO 6PM OF DAY BEFORE SCHEDULED PICKUP.	final	01/23/2008	10/29/2008	0.00
CE-08-09-1412	09/26/2008	3400 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT77510 CH.54-153 CC (DAY) TRASH OUT PRIOR TO 6PM OF DAY BEFORE SCHEDULED PICKUP.	final	09/26/2008	09/29/2008	0.00
CE-14-10-2627	10/10/2014	3400 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	CASE 13458 - ADMIN FEE	final	10/16/2014	10/17/2014	0.00
CE-15-06-6080	06/29/2015	3400 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/08/2015	07/08/2015	0.00
CE-15-07-5062	07/14/2015	3400 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/20/2015	07/20/2015	0.00
CE-16-12-7215	12/22/2016	3400 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/28/2016	12/28/2016	0.00

CITY'S

EXHIBIT

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EL-09-03-1547	03/04/2009	3400 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	SERVICE REPAIR \$	final	03/05/2009	06/11/2009	0.00
EL-12-06-8816	06/12/2012	3400 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	SERVICE REPAIR ONLY FOR 3406 PONCE \$2500	final	06/13/2012	06/15/2012	0.00
EX-10-08-4261	08/18/2010	3400 PONCE DE LEON BLVD	PERMIT EXTENSION	PERMIT EXTENSION FOR INSTALLATION OF TWO AIR CONDITIONING WALL UNITS @ "B" #ME09032012	final	08/20/2010	08/20/2010	0.00
EX-10-08-4264	08/18/2010	3400 PONCE DE LEON BLVD	PERMIT EXTENSION	PERMIT EXTENSION FOR REPLACEMENT OF BACK DOOR #BL09042419	final	08/20/2010	08/20/2010	0.00
EX-13-11-3144	11/25/2013	3400 PONCE DE LEON BLVD	PERMIT EXTENSION	PERMIT RENEWAL OF BL-09-04- 2419	final	11/25/2013	11/25/2013	0.00
HI-17-06-1211	06/06/2017	3400 PONCE DE LEON BLVD	LETTER OF HISTORIC SIGNIFICANCE		final	06/06/2017	06/06/2017	0.00
ME-09-03-2012	03/16/2009	3400 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF TWO AIR CONDITIONING WALL UNITS @ "B" \$600	final	03/17/2009	02/10/2011	0.00
PS-12-08-0900	08/15/2012	3400 PONCE DE LEON BLVD	TREE REMOVAL/RELOCATION	REMOVE 1 PITHI TREE AS PER ATTACHED PLAN (NOTE THIS IS NOT AN OAK TREE). MUST REPLACE TREE BY PLANTING A NEW TREE ANYWHERE ON PROPERTY. NEW TREE MUST BE AT LEAST 12' TALL AND BE A GRADE OF FLORIDA #1 OR BETTER.	final	08/20/2012	08/20/2012	0.00
RC-17-08-1187	08/03/2017	3400 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1947) CONSTRUCTION REGULATION BOARD CASE #17-6360 AND UNSAFE STRUCTURES FEE	approved			980.63

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:	3400 Ponce De Leon Blvd. Apartments - 4 Units	Inspection Date:	8/15/2017
Address:	3400 Ponce De Leon Boulevard	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	

Insp. Result	Location	Code Set	Code
Fail	Floor 1	Coral Gables Code of Ordinance Business License Coral Gables Sec. 14-146	14-146 - Business License displayed

Comment: Fee and display
Upon commencement of any permanent closing sale, the permit therefore shall be conspicuously displayed near the entrance to the premises.

Failure to post business tax license.

Fail	Floor 1	FL NFPA 101 13 Fire extinguishers	9.7.4.1 - Excerpt: Where required by the provisions of another section of...
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Comment: Where required by the provisions of another section of this Code, portable fire extinguishers shall be selected, installed, inspected, and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers.

Failure to provide fire extinguishers for building.

Fail	Floor 1	FL NFPA 01 13 Building Address	10.12.1.2 - Failure to have proper address numbers as per NFPA 1
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Comment: Provide proper numbers as per NFPA 1 with a minimum of 6" in height and contrasting colors.
Building address must be visible from the street.

Inspector Comments: Posted notice of violation on front of building. Picture taken 8/16/17.

A re-inspection will occur on or after 9/15/2017.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

CITY'S

EXHIBIT

3

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Company Representative:

No Signature
68138
8/15/2017 11:28:47 AM
Signature valid only in mobile-eyes documents

Inspector:

No Signature
8/15/2017
Leonard Veight
68138
8/15/2017 11:28:47 AM
Signature valid only in mobile-eyes documents

Leonard Veight
8/15/2017



The City of Coral Gables

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

4/25/2017

VIA CERTIFIED MAIL

7015 3010 0001 4601 3352

3400 PONCE LLC
301 ALMERIA AVE STE 330
CORAL GABLES, FL 33134

RE: 3400 PONCE DE LEON BLVD, CORAL GABLES, FL
FOLIO # 341170071730
Recertification of Building 40 Years or Older

Gentlemen:

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 1947. 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. Submittal of the Report does not constitute recertification; it must be approved by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

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. Recertification will take place once a *revised* Report is 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, 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.

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

CITY'S Composite

EXHIBIT

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X </p>																	
<p>1. Article Addressed to:</p> <p>3400 PONCE LLC</p> <p>301 ALMERIA AVE STE 330</p> <p>CORAL GABLES, FL 33134</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>																
 <p>9590 9403 0940 5223 8113 47</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																	
<p>2. Article Number (Transfer from service label)</p> <p>70153010 000146013352</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)™</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)™	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																	
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																	
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																	
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise																	
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																	
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																	
<input type="checkbox"/> Insured Mail																		
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)™																		
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>2017 Receipt Domestic Return Receipt</p>																

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6360

vs.

3400 PONCE LLC
301 Almeria Avenue, Suite 330
Coral Gables, Florida 33134-5822

Return receipt number:

91 7108 2133 3932 5922 8688

Respondent.

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

Date: August 31, 2017

Re: **3400 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-7213, and legally described as Lots 17 to 20, inc Block 15, of COCONUT GROVE SECTION 1-CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 14, Page 25, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-007-1730 ("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 September 18, 2017, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

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

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

c:

3400 Ponce, LLC, c/o Daniel Fernandez, 250 Catalonia Avenue, Suite 600, Coral Gables, Florida 33134-6727

BGI Financial LLC, 175 S.W. 7th Street, Suite 2208, Miami, Florida 33130-2963

BGI Financial LLC, c/o Incorp Services, Inc., 919 North Market Street, Suite 950, Wilmington, Delaware 19801-3036



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6360

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

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 3400 PONCE DE LEON, ON 8-31-17
AT 9:14 am BIUD.

JOSE PAZ
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 31st day of August, in
the year 2017, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

3400 PONCE DE LEON BOULEVARD



CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6360

vs.

3400 PONCE LLC
301 Almeria Avenue, Suite 330
Coral Gables, Florida 33134-5822

Respondent.

NOTICE OF HEARING CANCELLATION


Date: September 14, 2017

Re: **3400 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-7213, and legally described as Lots 17 to 20, inc Block 15, of COCONUT GROVE SECTION 1-CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 14, Page 25, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-007-1730 ("Property").

Please be advised the Construction Regulation Board hearing scheduled for Monday, September 18, 2017, 2:00 pm, 405 Biltmore Way, Commission Chambers, Coral Gables, Florida 33134, has been cancelled due to Hurricane Irma. You will be notified of the new hearing date at a later time.

If you have any questions on this matter contact Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida 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.

Thank you for your understanding on this matter.



Belkys Garcia, Secretary to the Board



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6360

Title of Document Posted: Notice of Hearing Cancellation

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 3400 Ponce de Leon Blvd ON 9-14-17
AT 9:40 AM.

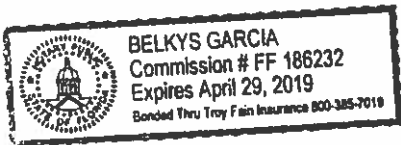
JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

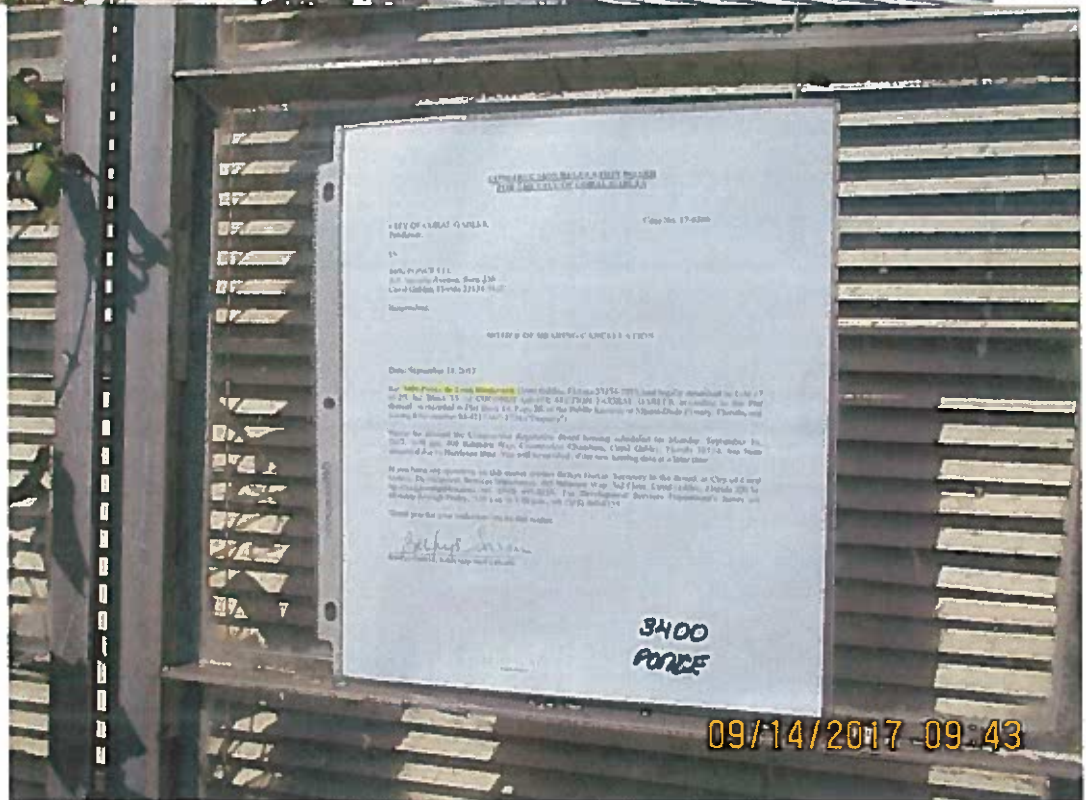
Sworn to (or affirmed) and subscribed before me this 14th day of September in
the year 2017, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

3400 PONCE DE LEON BOULEVARD



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6360

vs.

3400 PONCE LLC
301 Almeria Avenue, Suite 330
Coral Gables, Florida 33134-5822

Return receipt number:

91 7108 2133 3932 5922 8831

Respondent.

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

Date: October 2, 2017

Re: **3400 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-7213, and legally described as Lots 17 to 20, inc Block 15, of COCONUT GROVE SECTION 1-CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 14, Page 25, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-007-1730 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on October 16, 2017, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

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

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

c:

3400 Ponce, LLC, c/o Daniel Fernandez, 250 Catalonia Avenue, Suite 600, Coral Gables, Florida 33134-6727
BGI Financial LLC, 175 S.W. 7th Street, Suite 2208, Miami, Florida 33130-2963
BGI Financial LLC, c/o Incorp Services, Inc., 919 North Market Street, Suite 950, Wilmington, Delaware 19801-3036



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6360

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

I, S. PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 3400 Ponce de Leon, ON 10-2-17
AT 9:00 am Boulevard

JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

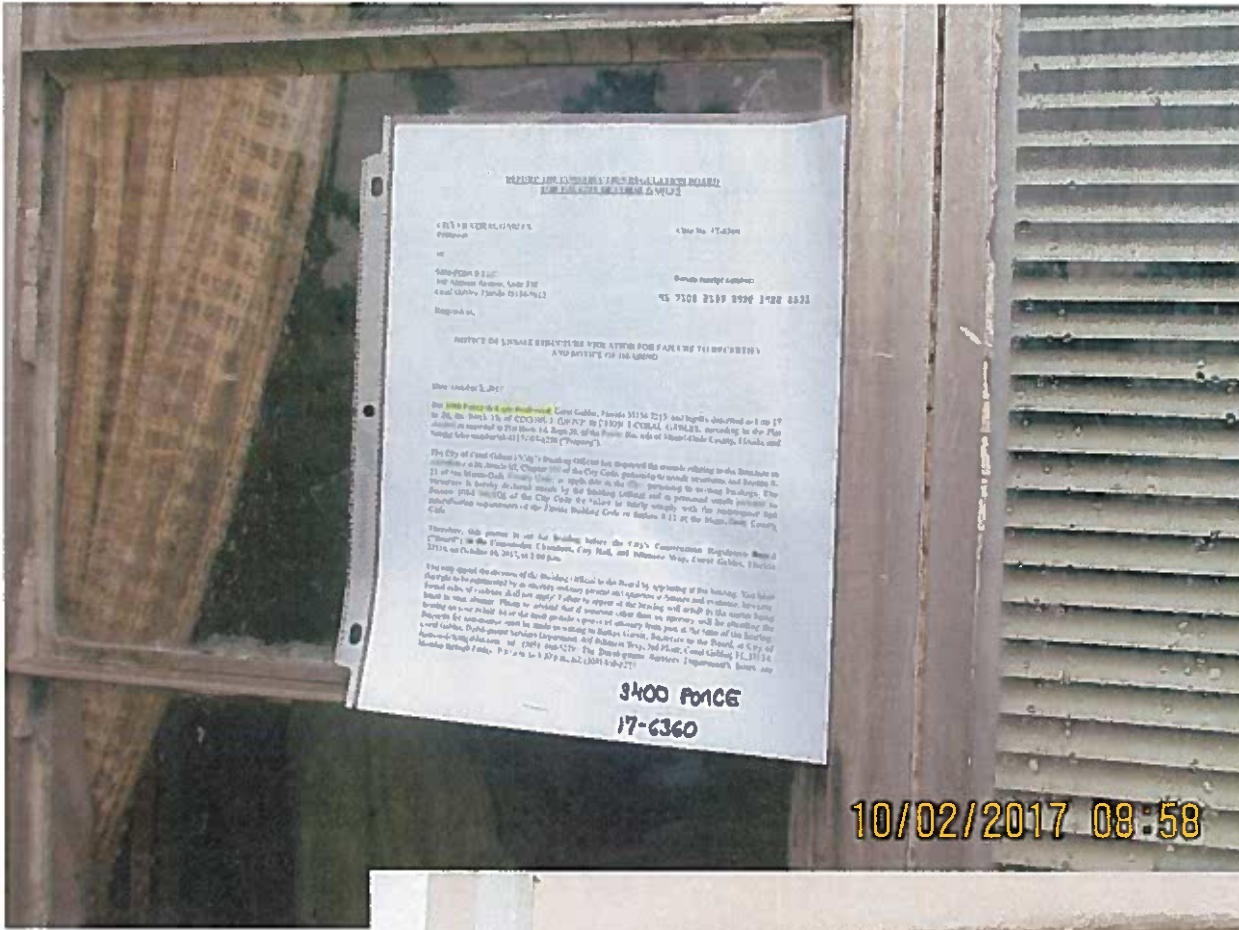
Sworn to (or affirmed) and subscribed before me this 2nd day of October, in
the year 2017, by Jorge Pino who is personally known to
me.

My Commission Expires:
April 29, 2019

Belkys Garcia
Notary Public



3400 PONCE DE LEON BOULEVARD



Prepared & return to:
Roland J. Martinez, P.A.
Roland J. Martinez, Esq.
1102 Ponce de Leon Blvd.
Coral Gables, FL 33134

COVER PAGE

WARRANTY DEED

Grantors: Walco Properties, Inc., a Florida corporation

Grantee: 3400 Ponce, LLC, a Florida limited liability company

Prepared by & return to:

Name: Roland J. Martinez, Esq.

Roland J. Martinez PA

Address: 1102 Ponce de Leon Blvd.

Coral Gables, FL 33134

Parcel Identification Number(s):

03-4117-007-1730

WARRANTY DEED

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

(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.)

THIS INDENTURE made the 6th day of August, 2015 between Walco Properties, Inc., a Florida corporation, whose post office address is PO Box 523980, Miami, FL 33152-3980, party of the first part, and 3400 Ponce, LLC, whose post office address is 8200 NW 27th Street #114, Miami, FL 33122, party of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, have/has granted, bargained, and sold to the said party of the second part, his/her/their heirs and assigns forever, the following described land, situate, and being in the County of Miami-Dade, State of Florida, to-wit:

LOTS 17, 18, 19 AND 20, BLOCK 15 OF CORAL GABLES COCONUT GROVE SECTION PART 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 25 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Address: 3400-3406 Ponce de Leon Blvd, Coral Gables, FL 33134

SUBJECT TO: (1) Restrictions, reservations, conditions, declarations, limitations, easements, rights-of-way of public record if any; provided, however, that this shall not serve to re-impose same; (2) zoning ordinances; (3) restrictions and matters shown on the Plat or otherwise common to the subdivision; and (4) real estate taxes for the year 2015 and subsequent years.

And the said party of the first part do(es) hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part have/has hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in the presence of:

WALCO PROPERTIES, INC.



Witness Signature

Roland J. Martinez
Printed Name



Witness Signature

FLORA FIVEREDO
Printed Name

By: Albert Cohen
Albert Cohen, President

STATE OF FLORIDA
COUNTY OF Miami Dade

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Albert Cohen, known to me to be the President of Walco Properties, Inc. and the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, is/are personally known to me or that I relied upon the following form of identification of the above-named person(s): Drivers License and that an oath was not taken.

Witness my hand and official seal in the County and State
last aforesaid this 6 day of August, 2015.


Notary Signature

FLORA Figueredo
Printed Notary Signature





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CORPORATIONS
an official State of Florida website

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Detail by Entity Name

Florida Limited Liability Company
3400 PONCE, LLC

Filing Information

Document Number	L15000116463
FEI/EIN Number	APPLIED FOR
Date Filed	07/07/2015
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/17/2015
Event Effective Date	NONE

Principal Address

301 ALMERIA AVENUE, SUITE 330
CORAL GABLES, FL 33134

Mailing Address

301 ALMERIA AVENUE, SUITE 330
CORAL GABLES, FL 33134

Registered Agent Name & Address

FERNANDEZ, DANIEL
250 CATALONIA AVENUE, SUITE 600
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

M G INTERNATIONAL BUSINESS, LLC
301 ALMERIA AVENUE, SUITE 330
CORAL GABLES, FL 33134

Title MGR

DUCRET, JENNY
301 ALMERIA AVENUE, SUITE 330
CORAL GABLES, FL 33134

Title MGR

ITALIANO, MAXIMO G
301 ALMERIA AVENUE, SUITE 330
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2016	05/01/2016
2017	05/01/2017

Document Images

05/01/2017 -- ANNUAL REPORT	View image in PDF format
05/01/2016 -- ANNUAL REPORT	View image in PDF format
08/17/2015 -- LC Amendment	View image in PDF format
07/07/2015 -- Florida Limited Liability	View image in PDF format

Prepared by, Record and Return to:

Carlos A. Marin, Esq.
Marin, Eljaick & Lopez, P.L.
2601 South Bayshore Drive
Suite 850
Coconut Grove, Florida 33133

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$625,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (the "Mortgage") is made and delivered as of this 16th day of October 2015, by 3400 Ponce, LLC, a Florida limited liability company, whose address is 301 Almeria Avenue, Suite 330, Coral Gables, Florida 33134 (the "Mortgagor"), in favor of BGI FINANCIAL, LLC, a Delaware limited liability company, whose address is 175 SW 7th Street, Suite 2208, Miami, FL 33130 (the "Mortgagee").

WITNESSETH:

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 CENTS (\$625,000.00) (the "Loan"), together with interest thereon, as evidenced by that certain promissory note of even date herewith in the original principal amount of the Loan (the "Note"), executed by Mortgagor and delivered to order of Mortgagee;

WHEREAS, 3400 Ponce, LLC is the Mortgagor as to THE MORTGAGED PROPERTY, as further described below and in Exhibit A herein;

NOW, THEREFORE, to secure the performance and observance by Mortgagor of all covenants and conditions in the Note, in this Mortgage and in all other instruments securing the Note or otherwise executed and delivered in connection with the Loan (collectively, the "Loan Documents"), and in order to charge the properties, interests and rights hereinafter described with such payment, performance and observance, and for and in consideration of the sum of Ten and

[907612/1]

Exhibit A

Legal Description

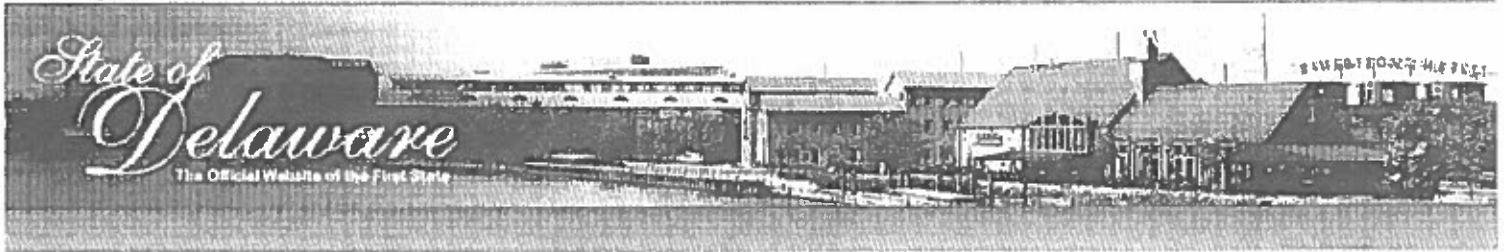
LOTS 17, 18, 19 AND 20, BLOCK 15 OF CORAL GABLES COCONUT GROVE SECTION PART 1,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 25 OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Property Address: 3400 Ponce De Leon Blvd., Coral Gables, FL 33134-7214

Folio Number: 03-4117-007-1730



[907612/1]



Department of State: Division of Corporations

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Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number: 5429104 **Incorporation Date / Formation Date:** 11/7/2013 (mm/dd/yyyy)

Entity Name: BGI FINANCIAL LLC

Entity Kind: Limited Liability Company **Entity Type:** General

Residency: Domestic **State:** DELAWARE

REGISTERED AGENT INFORMATION

Name: INCORP SERVICES, INC.

Address: 919 NORTH MARKET STREET, SUITE 950

City: WILMINGTON **County:** New Castle

State: DE **Postal Code:** 19801

Phone: 800-246-2677

Additional information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00

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