



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/10/2015

Property Information	
Folio:	03-4117-008-4570
Property Address:	525 SANTANDER AVE Coral Gables, FL 33134-6550
Owner	THE FABRE GROUP II INC
Mailing Address	12973 SW 112 ST #389 MIAMI, FL 33186
Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,046 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1955



Assessment Information			
Year	2015	2014	2013
Land Value	\$325,000	\$225,000	\$225,000
Building Value	\$157,411	\$151,581	\$114,352
XF Value	\$554	\$562	\$0
Market Value	\$482,965	\$377,143	\$339,352
Assessed Value	\$410,615	\$373,287	\$339,352

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$72,350	\$3,856	

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

Short Legal Description
17 54 41 PB 20-28 CORAL GABLES BILTMORE SEC LOT 19 BLK 28 LOT SIZE 50.000 X 100 OR 16772-2361 0495 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$410,615	\$373,287	\$339,352
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$482,965	\$377,143	\$339,352
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$410,615	\$373,287	\$339,352
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$410,615	\$373,287	\$339,352

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1995	\$550,000	16772-2361	Deeds that include more than one parcel
08/01/1975	\$180,000	00000-00000	Deeds that include more than one parcel
01/01/1975	\$160,000	00000-00000	Deeds that include more than one parcel

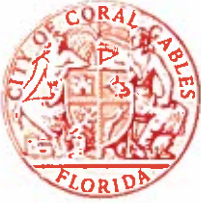
The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY'S
EXHIBIT 1

525 Santander Ave





The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4/20/2015

VIA CERTIFIED MAIL

THE FABRE GROUP II INC
12973 SW 112 ST
MIAMI, FL 33186

RE: 525 SANTANDER AVE, Coral Gables, Florida
Folio # 03-4117-008-4570
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

August 11, 2015

VIA CERTIFIED MAIL

91 7108 2133 3932 5928 3250

The Fabre Group II Inc.
12973 S.W. 112th Street #389
Miami, FL 33186

Re: 525 Santander Avenue
Folio # 03-4117-008-4570

Dear Property Owner/Manager:

This Department has received your request dated August 9, 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 OF CORAL GABLES.

Case # 15-4528

Petitioner,

vs.

THE FABRE GROUP II, INC.,
a Florida corporation.

Respondent.

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

Date: November 24, 2015

To:

<p>Owner The Fabre Group II, Inc. 600 Biltmore Way, Suite 1102 Coral Gables, FL 33134-7541</p> <p>Return receipt number: 91 7108 2133 3932 6217 1766</p>	<p>Owner (Registered Agent) The Fabre Group II, Inc. c/o Miriam F. Kross Registered Agent 12973 SW 112 Street, Suite 389 Miami, FL 33186-4768</p> <p>Return receipt number: 91 7108 2133 3932 6217 1759</p>
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Re: The two-story multifamily building ("Structure") built in 1955 (60-year recertification required) and located at **525 Santander Avenue**, Coral Gables, FL 33134-6551, legally described as: Lot 19, in Block 28, of BILTMORE SECTION OF CORAL GABLES SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-4570 ("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 April 20, 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 December 14, 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.

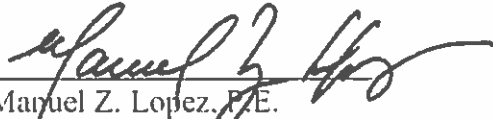
If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until 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 November 24, 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 by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.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.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4528

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 525 SANTANDER AV., ON 11-24-15
AT 9:34 am

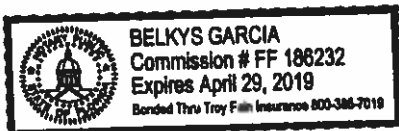
JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 24th day of November, in
the year 20 15, by Jose Paz who is personally known to
me.

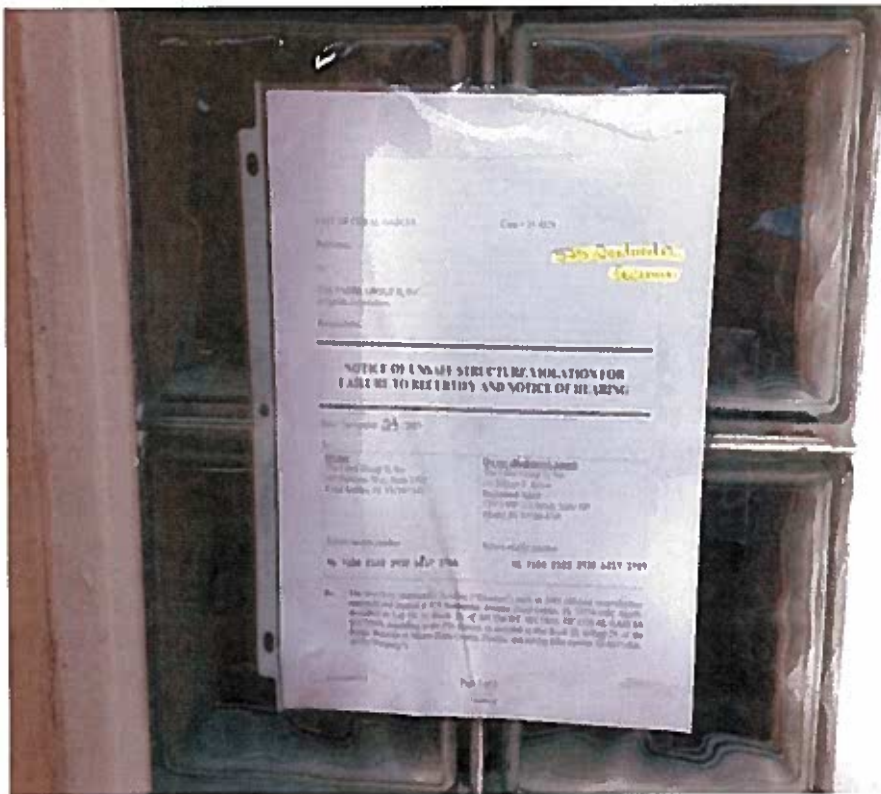
My Commission Expires:



Belkys Garcia
Notary Public



525 Santander Avenue



OFF. REC. 16772-2361

This Instrument Prepared by:
John H. Patterson
44 West Flagler Street, 18th Floor
Miami, Florida 33130-1808

Folio Nos. 03-4117-008-4570
03-4117-008-4560

95R179777 1995 MAY 08 09:48

DOCSTPDEE 3,300.00 SURTX 2,475.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

WARRANTY DEED

THIS INDENTURE, made this 28th day of April, 1995, between Sergio J. Masvidal, as Trustee and Individually, of the County of Dade in the State of Florida, whose residence address is 6800 S.W. 80 Avenue, Miami, Florida 33143, (the "Grantor"), and The Fabre Group II, Inc. (the "Grantee"), a Florida corporation, the post office address of which is 600 Biltmore Way, No. 1102, Coral Gables, Florida, 33134.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, land, situated in Dade County, Florida, described as:

Lots 18, and 19, Block 28, of BILTMORE SECTION OF CORAL GABLES, according to the Plat thereof, recorded in Plat Book 20, page 28, of the Public Records of Dade County, Florida.

Subject to: Taxes for 1995 and subsequent years; zoning and other regulatory restrictions imposed by governmental authority; conditions, restrictions, limitations, reservations, agreements, and easements of record, if any; and a purchase money mortgage given by Grantee to Grantor to secure the payment of indebtedness in the original principal amount of \$444,000.00.

Grantor represents and warrants to Grantee that Grantor's residence address is 6800 S.W. 80 Avenue, Miami, Florida 33143, and that Grantor does not reside on or in the above-described property.

And Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons

1050

CITY'S

EXHIBIT 4



Detail by Entity Name

Florida Profit Corporation

THE FABRE GROUP II, INC.

Filing Information

Document Number	P94000002648
FEI/EIN Number	65-0490389
Date Filed	01/11/1994
State	FL
Status	ACTIVE

Principal Address

12973 SW 112 STREET
389
MIAMI, FL 33186

Changed: 04/29/2008

Mailing Address

12973 SW 112 STREET
389
MIAMI, FL 33186

Changed: 04/29/2008

Registered Agent Name & Address

KROSS, MIRIAM F
12973 SW 112 STREET
#389
MIAMI, FL 33186

Name Changed: 03/20/2013

Address Changed: 04/18/2011

Officer/Director Detail

Name & Address

Title P

KROSS, MIRIAM

12973 SW 112 STREET #389
MIAMI, FL 33186

Title Treasurer

FABRE, ALVARO
12973 SW 112 STREET
389
MIAMI, FL 33186

Title Secretary

Fabre, Ernesto
12973 SW 112 STREET
389
MIAMI, FL 33186

Title Director

Fabre, Paul
12973 SW 112 STREET
389
MIAMI, FL 33186

Annual Reports

Report Year	Filed Date
2013	03/20/2013
2014	01/24/2014
2015	04/25/2015

Document Images

04/25/2015 -- ANNUAL REPORT	View image in PDF format
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04/18/2011 -- ANNUAL REPORT	View image in PDF format
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01/26/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
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04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/27/2004 -- ANNUAL REPORT	View image in PDF format
05/05/2003 -- ANNUAL REPORT	View image in PDF format

<u>03/25/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/23/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/20/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/11/1995 -- ANNUAL REPORT</u>	View image in PDF format

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1999, 1998, 1997, 1996,
1995, by the State of Florida, Department of State



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Permits and Inspections: Search Results

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

[New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-12-04-8126	04/12/2012	525 SANTANDER AVE	CODE ENF WARNING PROCESS	WT17482 SEC 4-411 ZONING CODE TRU PARKING OF COMMERCIAL VEHICLE IN RESIDENTIAL ARE (PA.TAG HGY 9670)	final	04/12/2012	04/12/2012	0.00
CE-15-09-4423	09/17/2015	525 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/01/2015	10/01/2015	0.00
ZN-12-02-7788	02/23/2012	525 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	CLEAN/PAINT EXT WALLS SW 6372 (PEACH) AND TRIM (WHITE) \$1,000	final	02/23/2012	04/30/2012	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

CITY'S

EXHIBIT 5



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:	525 Santander Ave. Apartments - 4 units	Inspection Date:	9/14/2015
Address:	525 Santander Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

Company Representative:	Signature on file
	No Signature
	9/14/2015
Inspector:	Signature on file
	Leonard Veight
	9/14/2015

CITY'S

EXHIBIT

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