



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 8/11/2015

Property Information	
Folio:	03-4108-005-0240
Property Address:	217 MADEIRA AVE
Owner	217 MADEIRA LLC
Mailing Address	5606 RIVIERA DRIVE CORAL GABLES , FL 33146
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,376 Sq.Ft
Lot Size	5,200 Sq.Ft
Year Built	1944



Assessment Information			
Year	2015	2014	2013
Land Value	\$338,000	\$260,000	\$260,000
Building Value	\$115,730	\$111,444	\$22,289
XF Value	\$426	\$426	\$426
Market Value	\$454,156	\$371,870	\$282,715
Assessed Value	\$342,084	\$310,986	\$282,715

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$112,072	\$60,884	

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

Short Legal Description
CORAL GABLES SEC K REV P B 30-60 LOTS 15 & 16 BLK 2 LOT SIZE 50.000 X 104 OR 19137-2182 05 2000 1

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$342,084	\$310,986	\$282,715
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$454,156	\$371,870	\$282,715
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$342,084	\$310,986	\$282,715
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$342,084	\$310,986	\$282,715

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/14/2011	\$275,000	27618-3998	Financial inst or "In Lieu of Forclosures" stated
01/19/2011	\$100	27561-2004	Corrective, tax or QCD; min consideration
09/24/2010	\$135,100	27450-1399	Financial inst or "In Lieu of Forclosures" stated
05/01/2000	\$288,000	19137-2182	2008 and prior year sales; Qual by exam of deed

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

Version:

CITY'S

EXHIBIT



- 2014



The City of Coral Gables

S-26-15 Not Complied

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

4/1/2014

VIA CERTIFIED MAIL

91 7108 2133 3932 6148 0081

217 MADEIRA LLC  
5606 RIVIERA DRIVE  
CORAL GABLES , FL 33146

RE: 217 MADEIRA AVE, CORAL GABLES, FL  
Folio # 03-4108-005-0240  
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in year 1944.

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 with ninety (90) days from the date of this letter, indicating that the building meets the requirements of building recertification under the Code. In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of this Notice in which to complete indicted repairs or modifications.

The architect or engineer that you choose to do the inspection may obtain the required forms: "*Minimum Inspection Procedural Guidelines for Building Recertification*," from this link: <http://www.miamidade.gov/building/form-checklist.asp> to access the interactive structural and electrical forms. In addition to the forms, a cover letter must state that that 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 payment to the "City of Coral Gables," and sent/delivered to:

**BUILDING RECERTIFICATION SECTION**  
Coral Gables Building & Zoning Department  
405 Biltmore Way  
Coral Gables, FL 33134

Any questions may be directed to (305) 460-5228. 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

7/22/2014

217 MADEIRA LLC  
5606 RIVIERA DRIVE  
CORAL GABLES, FL 33146

VIA CERTIFIED MAIL

91 7108 2133 3932 6262 1766

Re: Building Recertification  
217 MADEIRA AVE  
Folio # 03-4108-005-0240

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 7/1/2014 the report will be overdue and this building will be deemed to be in NON-COMPLIANCE. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

**Failure to contact us before 10/22/2014, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.**

Please govern yourself accordingly.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official



## The City of Coral Gables

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

6/2/2015

217 MADEIRA LLC  
5606 RIVIERA DRIVE  
CORAL GABLES, FL 33146

**\*\*FINAL NOTICE\*\***

**VIA CERTIFIED MAIL**

91 7108 2133 3932 6185 5308

Re: Building Recertification  
217 MADEIRA AVE  
Folio # 03-4108-005-0240

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in NON-COMPLIANCE. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

**Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.**

Please govern yourself accordingly.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official





## The City of Coral Gables

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

6/2/2015

217 MADEIRA LLC  
5606 RIVIERA DRIVE  
CORAL GABLES, FL 33146

**\*\*FINAL NOTICE\*\***

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91 7108 2133 3932 6185 5308

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Folio # 03-4108-005-0240

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Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in NON-COMPLIANCE. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

**Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.**

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Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

THE CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
405 BILTMORE WAY  
P.O. BOX 141549  
CORAL GABLES, FLORIDA 33114-1549

VERIFIED MAIL



FL 7108 2133 3932 6185 5308

US POSTAGE PINEY BOWLES  
ZIP 33312 \$006.73<sup>5</sup>  
02 1W  
0001399225 JUN 03 2015



217 MADEIRA LLC  
3600 RIVIERA DRIVE  
CORAL GABLES, FL 33146

*Handwritten:* NIXIE / 333 DE 1009 / 0008/09/15

NIXIE 333 DE 1009 0008/09/15

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

BC: 33114154949 \*2306-04822-04-45



331141549  
3314632749 0067

CITY OF CORAL GABLES,

Case # 15-4409

Petitioner,

vs.

217 MADEIRA, LLC,  
a Florida limited liability company,

Respondent.

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

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Date: October 8, 2015

To:

**Owner**  
217 Madeira, LLC  
5606 Riviera Drive  
Coral Gables, FL 33146-2749

**Mortgagee**  
Union Credit Bank  
Ricardo Ortiz, Relationship Manager  
1150 South Miami Avenue  
Miami, FL 33130-4111

Return receipt number:

91 7108 2133 3932 6009 7419

Return receipt number:

91 7108 2133 3932 6009 7402



<p><b><u>Owner</u></b>  217 Madeira, LLC  1390 S. Dixie Highway, Suite 2206  Coral Gables, FL 33146-2945</p> <p>Return receipt number:  91 7108 2133 3932 6009 7280</p>	
<p><b><u>Owner (Registered Agent)</u></b>  217 Madeira, LLC  c/o Julio M. San Juan  Registered Agent  2462 Tequesta Lane  Coconut Grove, FL 33133-3176</p> <p>Return receipt number:  91 7108 2133 3932 6009 7273</p>	

Re: The two-story multifamily building (“Structure”) built in 1944 and located at 217 Madeira Avenue, Coral Gables, FL 33146-3924, legally described as: Lots 15 and 16, in Block 2, of CORAL GABLES SECTION K, according to the Revised Plat thereof, as recorded in Plat Book 30, at Page 60, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-005-0240 (“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 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection 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”).

On July 22, 2014 and June 2, 2015, the City sent the Property Owner the City sent the Property Owner notices that the Report was past due.

To date, the Owner has not completed has not submitted a Compliance Report and completed any required repairs ("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 October 19, 2015, at 2:00 p.m.**

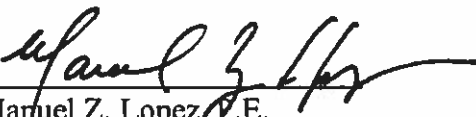
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the 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](mailto: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 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 address any questions to Virginia Goizueta, Building Services Coordinator, Telephone: (305) 460-5250, or Manuel Z. Lopez, P.E., Building Official, Telephone: (305) 460-5242, 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 8, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, on all of the parties listed above and by hand delivery or posting at the Property.

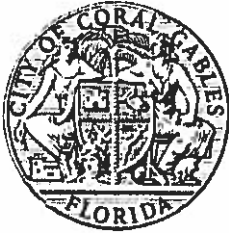
  
Manuel Z. Lopez, P.E.  
Building Official

## 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 #: 15-4409

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 217 MADEIRA AVE, ON 10/9/2015  
AT 9:30 am.

EDUARDO MARTIN  
Employee's Printed Name

Eduardo Martin  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 13<sup>th</sup> day of October, in the  
year 2015, by Eduardo Martin who is personally known to me  
or has produced \_\_\_\_\_ as identification.

My Commission Expires:



Belkys Garcia  
Notary Public

CITY OF CORAL GABLES

Case #

Petitioner:

vs.

217 MADIRA, LLC,  
a Florida limited liability company,

Respondent

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

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Date: October 28, 2015

To:

**Owner**  
217 Madira, LLC  
5608 Riviera Drive  
Coral Gables, FL 33146-2740

**Mortgage**  
Union Credit Bank  
Ricardo Ortiz, Relationship Manager  
1150 South Miami Avenue  
Miami, FL 33130-4111

Receipt receipt number:

41 7106 2133 3932 4009 7402

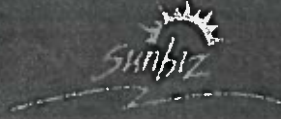
Return receipt number:

41 7106 2133 3932 4009 7402

217 Madira, LLC







## Detail by Entity Name

### Florida Limited Liability Company

217 MADEIRA, LLC

### Filing Information

Document Number	L11000027642
FEI/EIN Number	27-5362100
Date Filed	03/07/2011
Effective Date	03/05/2011
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/15/2015

### Principal Address

1390 S. DIXIE HIGHWAY  
SUITE #2206  
CORAL GABLES, FL 33146-2945

Changed: 11/02/2012

### Mailing Address

1390 S. DIXIE HIGHWAY  
SUITE #2206  
CORAL GABLES, FL 33146-2945

Changed: 11/02/2012

### Registered Agent Name & Address

SAN JUAN, JULIO M  
2462 TEQUESTA LANE  
COCONUT GROVE, FL 33133-3176

Name Changed: 01/15/2015

Address Changed: 11/02/2012

### Authorized Person(s) Detail

#### Name & Address

Title MGR

CITY'S

EXHIBIT

4

KUZNIK, CARMEN R  
1390 S. DIXIE HIGHWAY, SUITE #2206  
CORAL GABLES, FL 33146-2945

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2013	01/17/2013
2014	01/15/2015
2015	01/15/2015

**Document Images**

<u>01/15/2015 -- REINSTATEMENT</u>	<a href="#">View image in PDF format</a>
<u>01/17/2013 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>11/02/2012 -- REINSTATEMENT</u>	<a href="#">View image in PDF format</a>
<u>03/07/2011 -- Florida Limited Liability</u>	<a href="#">View image in PDF format</a>



CFN 2011R0168898  
DR Bk 27618 Pgs 3998 - 3999; (2pgs)  
RECORDED 03/16/2011 09:35:03  
DEED DOC TAX 1,650.00  
SURTAX 1,237.50  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**THIS INSTRUMENT PREPARED BY:**

Manuel Chica, Esq.  
Mercantil Commercebank, N.A.  
220 Alhambra Circle  
Coral Gables, Florida 33134

**AND WHEN RECORDED RETURN TO:**

Concept Title Services, Inc.  
3400 Coral Way, Suite 203  
Miami, FL 33145

Tax Identification Number: 03-4108-005-0240

## Special Warranty Deed

This Special Warranty Deed (this "Deed") is made as of the 14<sup>th</sup> day of March, 2011 by MCNA Properties IV, LLC, a Florida limited liability company, having an address at 220 Alhambra Circle, Coral Gables, FL 33134 ("Grantor") and 217 Madeira, LLC a Florida limited liability company, having an address of 5606 Riviera Drive, Coral Gables, FL 33146 ("Grantee").

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following described real property, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lots 15 and 16, Block 2, of CORAL GABLES SECTION K, according to the plat thereof, as recorded in Plat Book 30, Page 60, of the Public Records of Miami-Dade County, Florida.

Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signatures on following page]

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

Signed, sealed and delivered in our presence:

MCNA Properties, LLC, Florida limited liability company

By: Mercantil Commercebank, N.A., a national banking association, its sole member

[Signature]  
Witness Name: Oscar A. Casanova  
[Signature]  
Witness Name: Carlos L. Perez

By: [Signature]  
Name: Alberto Peraza  
Title: Executive Vice President & CFO

State of Florida  
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me this 14 day of March, 2011 by Alberto Peraza, Executive Vice President & CFO of Mercantil Commercebank, N.A., a national banking association, the sole member of MCNA Properties IV, LLC, a Florida limited liability company, on behalf of the Company. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Maria Calderon  
My Commission Expires: 12/14/14





CFN 2011R0373142  
 DR Bk 27714 Pgs 4288 - 4303! (16pgs)  
 RECORDED 06/08/2011 11:13:32  
 MTG DOC TAX 577.50  
 INTANG TAX 330.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:

Bertram A. Sapurstein, Esq.  
 SAPURSTEIN & BLOCH, P.A.  
 9700 S. Dixie Highway Suite #1000  
 Miami, FL 33156  
 305-670-9500  
 File Number: 97316.00181

[Space Above This Line For Recording]

**MORTGAGE DEED AND SECURITY AGREEMENT**

THIS REAL ESTATE MORTGAGE DEED AND SECURITY AGREEMENT executed the 2nd day of June, 2011, by 217 MADEIRA LLC, a Florida limited liability company, hereinafter called the "MORTGAGOR", to UNION CREDIT BANK, a Florida Banking corporation, hereinafter called the "MORTGAGEE". (Wherever used herein, the terms "Mortgagor" and "Mortgagee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

A. MORTGAGOR is indebted to MORTGAGEE in the aggregate sum of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00) Dollars, as evidenced by a certain Commercial Promissory Note dated June 2, 2011, executed by MORTGAGOR, and payable to the order of MORTGAGEE, which Note bears interest at the rate provided therein, said interest and principal being payable in the manner set forth in the Commercial Promissory Note.

B. The parties hereto wish to secure payment of the Commercial Promissory Note, with interest, and to secure the performance of the hereinafter covenants, agreements and conditions by the execution of this Mortgage Deed and Security Agreement.

WITNESSETH:

That for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by MORTGAGOR, and to induce MORTGAGEE to make loans or advances to MORTGAGOR in the sum of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00), the said MORTGAGOR does grant, bargain, sell, alien, remise, release, convey and confirm unto the said MORTGAGEE, its successors, legal representatives or assigns in fee simple, all of the following lots, tracts, pieces and parcels of land, situated in Miami-Dade County, Florida, and more particularly described on Exhibit "A" attached hereto and made a part hereof ("hereinafter referred to as "Premises or Property").

TOGETHER WITH all the right, title and interest of the MORTGAGOR in and to any and all buildings, improvements and appurtenances now standing or at any time hereafter constructed or placed on said lands, or any part or parts thereof, including all partitions, screens, awnings, window shades, dynamos, motors, engines, elevators, call systems, fire apparatus, plumbing, ventilating, gas and electric light fixtures, machinery, appliances,

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a sum equal to one-twelfth (1/12th) of the annual amount necessary to pay all taxes and assessments against the said mortgaged premises, said monthly sum to be estimated solely by MORTGAGEE and calculated to be an amount not less than the amount of taxes assessed against said mortgaged premises for the previous year, and if further required by MORTGAGEE to pay all insurance premiums in manner and form as provided herein for the payment of taxes and assessments.

16. If any time, in the opinion of the MORTGAGEE, a receivership may be necessary to protect the mortgaged property or its rents, income, issues, profits, or revenues, whether before or after maturity of the indebtedness hereby secured, or at the time of or after the institution of suit to collect such indebtedness, or to enforce this Mortgage Deed and Security Agreement, the MORTGAGEE shall, as a matter of strict right, and regardless of the value of the mortgage security for the amounts due hereunder or secured hereby, or of the solvency of any party bound for the payment of such indebtedness, have the right to the appointment, on ex parte application, and without notice to anyone, by any court having jurisdiction, of a Receiver to take charge of, manage, preserve, protect and operate said property, to collect the rents, issues, profits, income and revenues thereof, to make all necessary or needful repairs, and to pay all taxes and assessments against said property and insurance premiums for insurance thereof, and all other necessary or required expenses and after the payment of the expenses of the receivership and management of the property, to apply the net proceeds in reduction of the indebtedness hereby secured, or in such manner as the court shall direct. Such receivership shall, at the option of the MORTGAGEE, continue until full payment of all sums hereby secured, or until title to said property shall have passed by sale under this Mortgage Deed and Security Agreement.

17. This Mortgage Deed and Security Agreement secures payment and performance of all obligations of MORTGAGOR to MORTGAGEE, however or whenever created, including the Promissory Note executed by MORTGAGOR to MORTGAGEE. Any default, beyond any applicable grace period, in any of the terms and provisions of any Note or Loan Agreement shall constitute a default in this Mortgage Deed and Security Agreement, and entitle MORTGAGEE to all the rights and remedies provided herein.

18. Any notice, demand or communication required or permitted to be given hereunder shall be in writing, and shall be sufficiently given if delivered or sent by Registered or Certified Mail (and Air Mail, if the distance is in excess of 300 miles), Return Receipt Requested, postage prepaid, addressed as follows:

IF TO MORTGAGOR: 217 MADEIRA LLC  
5606 Riviera Drive  
Coral Gables, FL 33146

IF TO MORTGAGEE: UNION CREDIT BANK  
Ricardo Ortiz, Relationship Manager  
1150 South Miami Avenue  
Miami, Florida 33130



**MATERIAL INDUCEMENT FOR MORTGAGEE ENTERING INTO THE LOAN EVIDENCED BY THIS MORTGAGE.**

IN WITNESS WHEREOF, the MORTGAGOR has hereunto executed these presents the day and year first above written.

Witnessed By:

MORTGAGOR:

217 MADEIRA LLC, a Florida limited liability company

Jennifer Hage  
Witness Name: Jennifer Hage

By: [Signature]  
CARMEN KUZNIK, Manager

[Signature]  
Witness Name: Brian Yates

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 2 day of June, 2011 by CARMEN KUZNIK, as Manager of 217 MADEIRA LLC, a Florida limited liability company, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Jennifer Hage  
Notary Public

Printed Name: Jennifer Hage

My Commission Expires: 7/17/13

97316.00181



EXHIBIT "A"

LEGAL DESCRIPTION

**Lots 15 and 16, Block 2 of CORAL GABLES SECTION K,  
according to the Plat thereof, as recorded in Plat Book 30, at  
Page 60, of the Public Records of Miami-Dade County, Florida.**

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**Federal Deposit  
Insurance Corporation**

Each depositor insured to at least \$250,000 per insured bank

**UNION CREDIT BANK (FDIC #: 35599)**

Status: Active • Insured Since October 1, 2001

UNION CREDIT BANK was renamed to Apollo Bank

Data as of: September 30, 2015

**Overview**

Locations

History

Identifications

Financials

N/A

Bank Holding Company

UNION CREDIT BANK has changed its legal name and is currently doing business as Apollo Bank

UNION CREDIT BANK  
Banking Institution

Contact the FDIC about UNION CREDIT BANK or Apollo Bank

N/A

Branches (Offices)

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**Federal Deposit  
Insurance Corporation**

Each depositor insured to at least \$250,000 per insured bank

**Apollo Bank (FDIC #: 35599)**

Status: Active • Insured Since October 1, 2001

Apollo Bank is an active bank

Data as of: September 30, 2015

**Overview**

Locations

History

Identifications

Financials

● **Apollo Bancshares,  
Inc.  
Bank Holding Company**

● **Apollo Bank  
Banking Institution**

● **7 Locations  
Branches (Offices)**

**Apollo Bank** has 7 domestic locations in 1 states, 0 locations in territories, and 0 foreign locations

**Established:** October 1, 2001

**FDIC Certificate #:** 35599

**Insured:** October 1, 2001

**Bank Charter Class:** Non-member of the  
Federal Reserve System

**Headquarters:** 1150 South Miami Avenue  
Miami, FL 33130  
Miami-Dade County

**Regulated By:** Federal Deposit Insurance  
Corporation

**Consumer Assistance:** <http://www5.fdic.gov/starsmail/index.asp>

**Corporate Website:** <http://www.apollobank.com>

Contact the FDIC about [Apollo Bank](#)



**City of Coral Gables**  
**Fire Department**  
**Fire Prevention Division**  
2815 Salzado 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.

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<b>Occupant Name:</b>	217 Madeira Ave Apartments - 4 units	<b>Inspection Date:</b>	3/16/2015, 3/20/2015
<b>Address:</b>	217 Madeira Avenue	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0

---

**FL NFPA 101 13**  
**Floor 1**

---

**Fire extinguishers**

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9.7.4.1 Excerpt: Where required by the provisions of another section of...

*Provide one 2A10BC for every 1,500SF ordinary hazard or 75 feet travel distance. Serviced and tagged annually*

*Failure to supply fire extinguisher to single tenant*

**OK Violation cleared on 3/20/2015**

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**Inspector Comments:**

This building is under renovation and has an open code enforcement case pending.

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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.

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.

<b>Company Representative:</b>	Signature on file
	No Signature
	3/20/2015
	Signature on file
<b>Inspector:</b>	Leonard Veight

CITY'S

EXHIBIT

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3/20/2015  
Signature on file

**Company  
Representative:**

No Signature  
3/16/2015  
Signature on file

**Inspector:**

Leonard Veight  
3/16/2015



City of  
*Coral Gables*  
ONLINE 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-11-06-6866	06/17/2011	217 MADEIRA AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF HANSON REGAL SPANISH S IIROOF TILE \$10,000	issued	06/17/2011		0.00
CE-08-05-1170	05/08/2008	217 MADEIRA AVE	CODE ENF WARNING PROCESS	WT79617 SEC 5-1404 ZC (PAK) PARKING VEHICLES ON LAWN OR OTHER UNAPPROVED SURFACE. ie SATURN 4DR. WHITE FL TAG V494MI	final	05/08/2008	02/15/2011	0.00
CE-11-02-5237	02/15/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (217 MADEIRA AVE.)	final	02/15/2011	02/15/2011	0.00
CE-11-03-6123	03/17/2011	217 MADEIRA AVE	CODE ENF BOARD/MITIGATION	CASE #12078 ENTERED INTO STIP & PAID \$10,000.	final	03/17/2011	05/31/2011	0.00
CE-11-05-7115	05/26/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (217 MADEIRA AVE.)	canceled		03/16/2012	0.00
CE-11-05-7135	05/26/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (217 MADEIRA AVE.)	final	05/31/2011	05/31/2011	0.00
CE-11-06-5540	06/01/2011	217 MADEIRA AVE	CODE ENF WARNING PROCESS	VERBAL WARNING SEC 5-1404 ZONING CODE (PAK) PARKING ON LAWN SIDE & BACK YARD	final	06/01/2011	06/01/2011	0.00
CE-15-03-4441	03/13/2015	217 MADEIRA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE 255617 / TICKET # 55514	final	04/06/2015	04/06/2015	0.00
EL-11-05-5722	05/09/2011	217 MADEIRA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	RE-WIRING OF 4 APARTMENTS: 40 LIGHT SOCKETS; 24 SPECIAL OUTLETS; 90 ROUGH IN OUTLETS; 400 AMP SERVICE; 400 AMP SUBFEEDS AND 400 AMP SWITCHBOARDS	stop work	05/09/2011		0.00

CITY'S  
EXHIBIT

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PL-11-06-6896	06/17/2011	217 MADEIRA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING TO RESET FIXTURES	stop work	06/21/2011	0.00
ZN-11-05-6918	05/24/2011	217 MADEIRA AVE	PAINT / RESURFACE FL / CLEAN	PAINT INTERIOR, INTERIOR TILING INCLUDING BATHROOM, REPAIR INT DRYWALL, CROWN MOULDING, BASEBOARDS, PRESSURE CLEANING, PAINT EXT - BEIGE (BM 2162-60) AND TRIM WHITE \$5,000 UNIT 1, 3, 4	issued	06/01/2011	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).