



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/10/2017

Property Information	
Folio:	03-4117-007-2090
Property Address:	3409 LE JEUNE RD Coral Gables, FL 33134-7163
Owner	LIFRAN ENTERPRISES INC
Mailing Address	3905 RIVIERA DR MIAMI, FL 33134 USA
Primary Zone	5900 DUPLEXES - >1200 SQFT/BLD
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 12 / 0
Floors	2
Living Units	12
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,966 Sq.Ft
Lot Size	5,750 Sq.Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$293,250	\$201,250	\$161,000
Building Value	\$706,750	\$737,750	\$534,900
XF Value	\$0	\$0	\$0
Market Value	\$1,000,000	\$939,000	\$695,900
Assessed Value	\$672,753	\$611,594	\$555,995

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$327,247	\$327,406	\$139,905

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

Short Legal Description
17 54 41 PB 14-25 COCONUT GROVE SEC 1 CORAL GABLES LOTS 45 & 46 BLK 16 LOT SIZE 50 000 X 115 OR 14223-1985 0889 2

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$672,753	\$611,594	\$555,995
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,000,000	\$939,000	\$695,900
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$672,753	\$611,594	\$555,995
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$672,753	\$611,594	\$555,995

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/1989	\$285,000	14223-1985	Deeds that include more than one parcel
10/01/1983	\$340,000	11937-0176	Deeds that include more than one parcel
11/01/1980	\$215,000	10934-0099	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



3409 Le Jeune Rd

3409 Le Jeune Rd

<p><u>Owner</u> Lifran Enterprises, Inc. 3905 Riviera Dr Coral Gables, FL 33134-7132</p>	<p><u>Owner</u> Lifran Enterprises, Inc. P.O. Box 141294 Coral Gables, FL 33114-1294</p>
<p><u>Owner (Registered Agent)</u> Lifran Enterprises, Inc. c/o John Herrera, Esq. Registered Agent 1801 Ponce De Leon Blvd Coral Gables, FL 33134-4418</p>	<p><u>First Mortgagee</u> Continental National Bank 1801 SW 1 St Miami, FL 33135-1901</p>
<p><u>Second Mortgagee</u> BAC Florida Bank 169 Miracle Mile, R-10 Coral Gables, FL 33134-5412</p>	



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-08-03-0968	03/24/2008	3409 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	RE-ROOF WITH ALTUSA S CLAY A257 3100 SQ FT \$19500	final	03/24/2008	03/27/2008	0.00
BL-08-03-1278	03/31/2008	3409 LE JEUNE RD	ROOF / LIGHT WEIGHT CONC	2 TYPE: RE ROOF \$19,500 CLAY FOREVER ALTUSA S CLAY TILE & FLAT PORTION	final	04/01/2008	05/16/2008	0.00
CE-13-06-0022	06/03/2013	3409 LE JEUNE RD	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	06/05/2013	06/05/2013	0.00
EL-13-11-2083	11/07/2013	3409 LE JEUNE RD	ELEC COMMERCIAL / RESIDENTIAL WORK	CANCELLED	final	11/15/2013	11/15/2013	0.00
EL-14-01-2514	01/21/2014	3409 LE JEUNE RD	ELEC COMMERCIAL / RESIDENTIAL WORK	RELOCATION OF EXISTING METERS \$25,000 800 AMPS SERVICE, 800 SUBFEEDS AND 800 AMP SWITCHBOARDS	final	02/10/2014	06/27/2014	0.00
RC-17-02-0529	02/09/2017	3409 LE JEUNE RD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1926) CONSTRUCTION REGULATION BOARD CASE #17-5808 AND UNSAFE STRUCTURE BOARD FEE	approved			980.63
ZN-11-10-5894	10/03/2011	3409 LE JEUNE RD	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	INSTALLATION OF CHAIN LINK FENCE (4' FEET IN HEIGHT) IN REAR OF PROPERTY \$1,000	final	10/06/2011	10/18/2011	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).

CITY'S

EXHIBIT

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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: 3409 Le Jeune Rd. Apartments - 12 units	Inspection Date: 6/21/2016
Address: 3409 Le Jeune Road	Inspection Type: 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:

No Signature
55119
6/21/2016 10:00:28 AM
Signature valid only in mobile-eye documents

No Signature
6/21/2016

Inspector:

Leonard Veight
55119
6/21/2016 10:00:28 AM
Signature valid only in mobile-eye documents

Leonard Veight
6/21/2016

CITY'S

EXHIBIT 3



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3932 5938 6661

HERRAN FERRERES INC
C/O JOHN HERRERA, ESQ
1801 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

RE: 3409 LE JEUNE RD, CORAL GABLES, FL
FOLIO # 03-4117-007-2090
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1926.

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. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

In the event repairs or modifications are found to be necessary resulting from the recertification inspection, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter for the owner to obtain the necessary permits and perform the repairs. Recertification will take place once a revised Report is submitted and all required permits are closed.

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification" from the following link: http://www.miamidadegov.net/property_recertification.asp The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration


Sincerely,

Peter J. Iglesias, 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</p> <p>X  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																	
<p>1. Article Addressed to:</p> <p>LIFRAN ENTERPRISES INC C/O JOHN HERRERA, ESQ 1801 PONCE DE LEON BLVD CORAL GABLES, FL 33134</p>	<p>B. Received by (Printed Name)</p> <p>Karla Reyes</p>	<p>C. Date of Delivery</p>																
<p>2. Article Number (transfer from service label)</p> <p>91-7108-2133-3932-5938-6661</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>PS Form 3811, July 2015 PSN 7530-02-000-9053</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> <p style="text-align: right;">Domestic Return Receipt</p>		<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)																		



9590 9402 1194 5246 9263 53

2016 Decent.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-5808

vs.

LIFRAN ENTERPRISES, INC.
3905 Riviera Drive
Coral Gables, Florida 33134-7132

Return receipt number:

91 7108 2133 3932 6150 7146

Respondent.

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

Date: February 27, 2017

Re: **3409 Le Jeune Road**, Coral Gables, Florida 33134-7163 and legally described as Lots 45 & 46, Block 16, of CORAL GABLES COCONUT GROVE SECTION 1, 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 03-4117-007-2090 ("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.

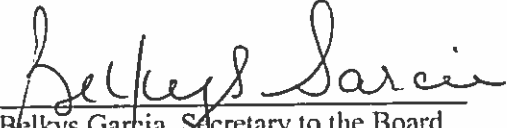
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on March 13, 2017, at 2:00 p.m.

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:

Lifran Enterprises, Inc., P.O. Box 141294, Coral Gables, Florida 33114-1294
Lifran Enterprises, Inc. c/o John Herrera, Esq., 1801 Ponce de Leon Boulevard, Coral Gables, Florida 33134-4418
Continental National Bank, 1801 S.W. 1st Street, Miami, Florida 33135-1901
BAC Florida Bank, 169 Miracle Mile R-10, Coral Gables, Florida 33134-5412



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 17-5808

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 3409 LEJEUNE RD., ON 2-27-17
AT 9:00am.

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 27th day of February, in
the year 20 17, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1,567.50

1989 AUG 21 AM 10:19

89R298006

1,289.50

REF: 14223MC1985

WARRANTY DEED

THIS INDENTURE, made this 16th day of August, 1989, between ROBERT F. DeLUCA, a single man, of the County of Dade, State of Florida, Grantor, and LIFRAN ENTERPRISES, INC., a Florida corporation, (FIN# _____), whose post office address is 3905 Riviera Drive, Coral Gables, Florida 33134, Grantee;

WITNESSETH that said Grantor, for and in consideration of sum of Ten (\$10.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Dade County, Florida, to-wit:

The South 15 feet of Lot 3 and all of Lots 4, 45 and 46, in Block 16, of CORAL GABLES COCONUT GROVE SECTION, PART ONE, according to the Plat thereof, as recorded in Plat Book 14, at Page 25, of the Public Records of Dade County, Florida.

(Folio Nos. 03-4117-007-1830 and 03-4117-007-2090, respectively)

SUBJECT TO: Easements, conditions, limitations, and restrictions of record, if any, applicable zoning ordinances and taxes for the year 1989 and subsequent years; and subject to existing first mortgage in favor of Elizabeth Feldmaier in the original principal sum of \$152,650.00 and wrap around/second mortgage in favor of Oxford, Ltd., a Florida Limited Partnership, subsequently assigned to Earl K. Oman, Trustee, in the original principal sum of \$265,000.00, inclusive of the first mortgage amount; which wrap around/second mortgage Grantee hereby assumes and agrees to pay;

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

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
STATE OF FLORIDA)
COUNTY OF DADE)

Robert F. DeLuca (M)
ROBERT F. DeLUCA

RECORDED IN OFFICIAL RECORDS DEPARTMENT OF DADE COUNTY, FLORIDA. RECORD VERIFIED. SS: RICHARD P. BRONNER, CLERK CIRCUIT COURT

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ROBERT F. DeLUCA, a single man, who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of August, 1989.

[Signature]
Notary Public, State of Florida
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION EXPIRES: DEC. 19, 1991

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES: DEC. 19, 1991. ISSUED TO A NOTARY PUBLIC WHO CANNOT WRITE.

THIS INSTRUMENT PREPARED BY: James R. Chandler, III, Esquire BENDER, CHANDLER & ADAIR, P.A. 5915 Ponce de Leon Blvd., Suite 60 Coral Gables, Florida 33146

Doc. No. 89-20-14223-1006
\$ 1,567.50
By [Signature] DC



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
LIFRAN ENTERPRISES, INC.

Filing Information

Document Number	L04994
FEI/EIN Number	65-0147172
Date Filed	07/27/1989
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	09/21/2007
Event Effective Date	NONE

Principal Address

1801 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

Changed: 02/01/2013

Mailing Address

P O BOX 141294
CORAL GABLES, FL 33114

Changed: 09/21/2007

Registered Agent Name & Address

HERRERA, JOHN ESQ.
1801 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

Name Changed: 09/21/2007

Address Changed: 09/21/2007

Officer/Director Detail

Name & Address

Title President

HERRERA, TERESA
 P O BOX 141294
 CORAL GABLES, FL 33114

Title VP

Herrera, John
 P O BOX 141294
 CORAL GABLES, FL 33114

Annual Reports

Report Year	Filed Date
2014	03/31/2014
2015	02/27/2015
2016	03/29/2016

Document Images

03/29/2016 -- ANNUAL REPORT	View image in PDF format
02/27/2015 -- ANNUAL REPORT	View image in PDF format
07/22/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
05/12/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
03/31/2014 -- ANNUAL REPORT	View image in PDF format
02/01/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
03/08/2011 -- ANNUAL REPORT	View image in PDF format
04/06/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format
04/15/2008 -- ANNUAL REPORT	View image in PDF format
09/21/2007 -- REINSTATEMENT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
03/22/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/14/2003 -- ANNUAL REPORT	View image in PDF format
04/23/2002 -- ANNUAL REPORT	View image in PDF format
04/10/2001 -- ANNUAL REPORT	View image in PDF format
04/18/2000 -- ANNUAL REPORT	View image in PDF format
04/26/1999 -- ANNUAL REPORT	View image in PDF format
04/29/1998 -- ANNUAL REPORT	View image in PDF format
05/15/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format

This instrument was prepared by:
Cecilia R. Cornejo, Esquire
Continental National Bank of Miami
240 East Flagler Street
Miami, Florida 33131
Please Return to: SAME
Folio Numbers: 03-4117-007-1830 and 03-4117-007-2090

OFF. REC. 18176/4305

98RS25519 1998 JUL 06 15:51

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$223,042.35 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCES MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE. The Bank applies all payments received first to interest and then to principal. In case of late payments your principal payments may not amortize according to schedule and the balloon payment will be increased accordingly.

THIS MORTGAGE

REGISTERED BY THE CLERK OF DADE COUNTY, FL
HARVEY J. JENKINS, CLERK DADE COUNTY, FL

EXECUTED this 1 day of July of 1998, by LIFRAN ENTERPRISES, INC., a Florida corporation, (the "Borrower"), jointly referred to as the MORTGAGOR, to CONTINENTAL NATIONAL BANK OF MIAMI, a national banking association having its principal place of business at 1801 S.W. First Street, Miami, Florida 33135, hereinafter called the MORTGAGEE: (Whenever the terms "Mortgagor" and "Mortgagee" are used herein they are deemed to include all the parties to this instrument, and their heirs, legal representatives and assigns of individuals, and successors and assigns of corporations, and the term "note" includes all the notes herein described if more than one).

WITNESSETH, THAT FOR GOOD AND VALUABLE CONSIDERATION, AND ALSO IN CONSIDERATION OF THE AGGREGATE SUM OF THE PROMISSORY NOTE OF EVEN DATE HERewith, HEREINAFTER DESCRIBED, THE MORTGAGOR HEREINAFTER GRANTS, BARGAINS, SELLS, ALIENS, REMISES, CONVEYS AND CONFIRMS UNTO THE MORTGAGEE ALL THE CERTAIN PARCELS OF LAND AND REALTY OF WHICH THE MORTGAGORS ARE NOW SEIZED AND IN POSSESSION, SITUATED IN MIAMI-DADE COUNTY, STATE OF FLORIDA, THE LEGAL DESCRIPTION OF WHICH IS:

The South 15 feet of Lot 3 and all of Lots 4, 45 and 46, Block 16 of CORAL GABLES COCONUT GROVE SECTION PART ONE, according to the Plat thereof, as recorded in Plat Book 14 at Page 25 of the Public Records of Dade County, Florida.
a/k/a 3409 Le Jeune Road, Coral Gables, Florida 33134-7132
Tax Folio Numbers: 03-4117-007-1830 and 03-4117-007-2090

If all or any part of the Property or any interest in it is sold or transferred without Mortgagee's prior written consent, Mortgagee, may at its option, require immediate payment in full of all sums secured by this mortgage. If Mortgagee exercises this option, Mortgagee shall give Mortgagors notice of acceleration. Such notice shall provide a period of not less than thirty (30) days from the date the notice is delivered or mailed within which Mortgagors may pay the sums declared due. If Mortgagors fail to pay such sums prior to the expiration of such period, Mortgagee may, without further notice or demand, invoke any remedies permitted by this Mortgage.

This mortgage is intended to secure future advances in a sum not to exceed FIVE HUNDRED THOUSAND DOLLARS AND 00/100 (\$500,000.00), in addition to present principal balance, which may be made at any time within the term of this mortgage, but not to exceed twenty years, at the option of CONTINENTAL NATIONAL BANK OF MIAMI, to the same extent as if made on the date of execution of this mortgage. Fla. Stat. 697.04.

TO HAVE AND TO HOLD, the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits therefrom, unto the mortgagee, in fee simple.

AND, the mortgagors covenant with the mortgagee that the mortgagors are indefeasibly seized of said land in fee simple; that the mortgagors have good right and lawful authority to convey said land as aforesaid; that the mortgagors will make such further assurances to perfect the fee simple title to said land in the mortgagee as may be reasonably required; that the mortgagors hereby fully warrant the title to said land and will defend the same against the claims of all persons whomsoever; and that the said land is free and clear of all encumbrances.

PROVIDED ALWAYS, that if said mortgagors shall pay unto said mortgagee the certain promissory note hereinafter substantially copied, identified or copy attached hereto, to wit: A PROMISSORY NOTE in the principal sum of Two Hundred Fifty Thousand Dollars and 00/100 (\$250,000.00) and shall perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, the estate created thereby shall cease, terminate and be null and void.

AND, the mortgagors hereby further covenant and agree to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular taxes, assessments,

1300

Continental National Bank of Miami (FDIC # 21578)

Active Insured Since May 10, 1974

Renamed to Continental National Bank

Data as of: February 8, 2017

Continental National Bank of Miami has changed its legal name and is currently doing business as Continental National Bank

Contact the FDIC about:

Continental National Bank of Miami or
Continental National Bank

[Locations](#)

[History](#)

[Identifications](#)

[Financials](#)

[Other Names /
Websites](#)

Location information is not available for inactive or renamed banks

Continental National Bank (FDIC # 21578)

Active Insured Since May 10, 1974

Data as of: February 8, 2017

Continental National Bank is an active bank

FDIC Certificate#:	21578	Established:	May 10, 1974	Corporate Website:	
Headquarters:	1801 S.W. 1st Street Miami, FL 33135 Miami-Dade County	Insured:	May 10, 1974		https://www.continentalbank.com
		Bank Charter Class:	National Bank	Consumer Assistance:	http://www.helpwithmybank.gov
Locations:	6 domestic in 1 states, 0 in territories, and 0 in foreign locations	Regulated By:	Office of the Comptroller of the Currency	Contact the FDIC about:	Continental National Bank

Locations	History	Identifications	Financials	Other Names / Websites
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Showing 1 to 6 of 6 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
576432	8	Doral Branch	5241 Nw 87th Avenue	Miami-Dade	Doral	FL	33178	Full Service Brick and Mortar Office	01/28/2016	
253072	3	Hialeah Branch	611 West 49th Street	Miami-Dade	Hialeah	FL	33012	Full Service Brick and Mortar Office	09/05/1984	
14925		Continental National Bank	1801 S.W. 1st Street	Miami-Dade	Miami	FL	33135	Full Service Brick and Mortar Office	05/10/1974	
253070	1	Downtown Branch	79 East Flagler Street, Suite R-2	Miami-Dade	Miami	FL	33132	Full Service Brick and Mortar Office	09/08/1981	
253071	2	Sweetwater Branch	10555 West Flagler Street, Unit 107	Miami-Dade	Miami	FL	33174	Full Service Brick and Mortar Office	01/26/1982	
253073	4	Bird Road Branch	5785 Bird Road	Miami-Dade	Miami	FL	33165	Full Service Brick and Mortar Office	09/22/1986	



CFN 2013R0657581
OR Bk 28781 Pgs 0080 - 977 (18pgs)
RECORDED 08/20/2013 12:07:32
MTG DOC TAX 1,750.00
INTANG TAX 1,000.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

MORTGAGE AND SECURITY AGREEMENT

Dated as of August 13, 2013

Mortgagee: BAC FLORIDA BANK, a Florida-chartered bank
Mortgagee's Address: 169 Miracle Mile, R-10, Coral Gables, Florida 33134
Mortgagor: LIFRAN ENTERPRISES, INC., a Florida corporation
Mortgagor's Address: 3905 RIVIERA DRIVE, CORAL GABLES, FL 33134
Promissory Document: Promissory note, dated on or about August 13, 2013, made by Mortgagor to the order of Mortgagee, in the principal amount of \$500,000.00

Prepared by:
Thomas G. Sherman, Esq., P.A.
90 Almeria Avenue
Coral Gables, Florida 33134

Record & Return To:
Union Title Services, Inc.
90 Almeria Avenue
Coral Gables, Florida 33134



CFN 20040837184
 OR Bk 22679 Ps 37201 (1ps)
 RECORDED 09/24/2004 11:26:08
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

Loan No. 1410774655
 County: Dade
 Prepared By: BAC Florida Bank
 169 Miracle Mile R-10
 Miami, Florida 33134

This space above for Recorder's use only

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the undersigned, BAC Florida Bank, existing under the laws of the State of Florida Whose address is 169 Miracle Mile R-10, Coral Gables, Florida, hereby grants, assigns, and transfers to, Espirito Santo Bank, existing under the laws of the United States of America, whose address is 1395 Brickell Avenue, Miami, Fl 33131. All of the undersigned's rights, title and interest in and to that certain Mortgage, recorded in the Public Records of Dade County, State of Florida, and is described as follows:

Original Mortgagor: Lifran Enterprises Inc. A Florida Corporation
 Original Mortgagee: BAC Florida Bank, Formerly known as Popular Bank of Florida
 Dated: June 12, 2003
 Date Recorded: July 15, 2003
 File #: 2003R0478722 Public Record: 21426 Page: 2503-2518

Together with the note described or referred to in the said Mortgage, money due and to become due thereon with interest, and all rights accrued under the said Mortgage, without recourse.

BAC Florida Bank

By: [Signature]
 Edgar Cuadra
 A.V.P. Credit Administration Officer

By: [Signature]
 Alicia E. Eljaiek
 Credit Administration Officer

[Signature]
 Witness: _____

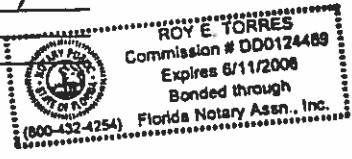
Witness: [Signature]

State of Florida)
) SS:
 County of Miami-Dade)

The foregoing instrument was acknowledged before me this 30th day of Aug., 2004 by Edgar Cuadra A., V.P. Credit Administration Officer and Alicia E. Eljaiek, Credit Administration Officer of BAC Florida Bank, on behalf of said bank. They produced their Florida driver's licenses as identification or are personally known to me.

Witness my hand and official seal.

Notary Public: [Signature]
 Print Name: _____
 Commission Expires: _____
 Commission Number: _____



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32

CFN 2003R0478722
OR Bk 21426 Pgs 2503 - 2518; (16pgs)
RECORDED 07/15/2003 08:59:46
MTG DOC TAX 1,050.00
INTANG TAX 600.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

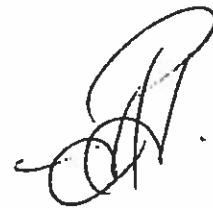
MORTGAGE AND SECURITY AGREEMENT

Dated as of: 06/12/2003

Mortgagee: BAC Florida Bank, a Florida-chartered bank
Mortgagee's Address: 169 Miracle Mile, 7th Floor
Coral Gables, Florida 33134
Mortgagor: Lifran Enterprises Inc., a Florida corporation
Mortgagor's Address: 430 Candia Avenue, Coral Gables, Florida 33134,
Promissory Document: promissory note, dated on or about June 12, 2003,
made by Mortgagor to the order of Mortgagee, in the
principal amount of \$300,000.00

Prepared by and return to:
Thomas G. Sherman, Esq., P.A.
218 Almeria Avenue
Coral Gables, Florida 33134

BAC Mortgage and Security Agmt.doc



BAC Florida Bank (FDIC # 21265)

Active Insured Since October 12, 1973

Data as of: February 8, 2017

BAC Florida Bank is an active bank

FDIC Certificate#:	21265	Established:	October 12, 1973	Corporate Website:	
Headquarters:	169 Miracle Mile, Suite R10 Coral Gables, FL 33134 Miami-Dade County	Insured:	October 12, 1973	Consumer Assistance:	http://www.bacflorida.com
Locations:	1 domestic in 1 states, 0 in territories, and 0 in foreign locations	Bank Charter Class:	Non-member of the Federal Reserve System	Contact the FDIC about:	https://www5.fdic.gov/starsmail/index.asp BAC Florida Bank
		Regulated By:	Federal Deposit Insurance Corporation		

- Locations
- History
- Identifications
- Financials
- Other Names / Websites

Showing 1 to 1 of 1 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
14700		Bac Florida Bank	169 Miracle Mile, Suite R10	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	10/12/1973	