

## Sheppard, Terri

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**From:** alp@alp-law.com  
**Sent:** Tuesday, February 15, 2022 6:39 PM  
**To:** Ceballos, Gustavo; Sheppard, Terri  
**Cc:** Suarez, Cristina  
**Subject:** FW: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement  
**Attachments:** agreed CEB order - 2-15-22 - final.docx

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Gus and Terri:

Please see the emails below and find attached the proposed agreed order approved by the sellers and buyers. The City is waiting for the closing statement in order to approve the amount of a fine reduction agreement (currently at \$50,000).

Thanks!

Very truly yours,

Alexander L. Palenzuela  
Law Office of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1950  
Miami, FL 33131-3298  
tel: (305) 333-0467  
[alp@alp-law.com](mailto:alp@alp-law.com)  
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---

**From:** Mark Hanlon <tim.hanlon@amrl.com>  
**Date:** Tuesday, February 15, 2022 at 6:24 PM  
**To:** Giselle Hernandez <giselle@hslawfl.com>, "Alexander L. Palenzuela" <alp@alp-law.com>  
**Cc:** Ana Pineiro <Ana@hslawfl.com>, Jennifer Price <jennifer@jenniferpricegroup.com>  
**Subject:** RE: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

The proposed Order is ok with the Buyer.

Thanks, Tim

M. Timothy Hanlon  
Alley, Maass, Rogers & Lindsay P.A.  
340 Royal Poinciana Way, Suite 321  
Palm Beach, Florida 33480  
Phone: (561) 659-1770  
Fax: (561) 833-2261  
Direct Fax: (561) 804-4617  
[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)

---

**From:** Giselle Hernandez <giselle@hslawfl.com>  
**Sent:** Tuesday, February 15, 2022 4:52 PM  
**To:** Tim Hanlon <tim.hanlon@amrl.com>; alp@alp-law.com  
**Cc:** Ana Pineiro <Ana@hslawfl.com>; Jennifer Price <jennifer@jenniferpricegroup.com>  
**Subject:** RE: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Hi,

Any response from your client on the order. The hearing is scheduled for tomorrow so we need to let Alexander know we all agree to the terms so no one has to appear at the hearing. Please advise.

**Thank you,**

**Giselle Hernandez, Esq.**

The logo for the law firm HerskowitzShapiro, featuring the letters 'HS' in a blue square followed by the name 'HerskowitzShapiro' in a blue serif font.



**Giselle Hernandez, Esq.** | *Real Estate Attorney*

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Fax: (305) 670-3884  
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---

**From:** Tim Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Sent:** Tuesday, February 15, 2022 12:41 PM  
**To:** Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>; [alp@alp-law.com](mailto:alp@alp-law.com)  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>; Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>  
**Subject:** RE: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Thank you both. I am waiting for my client to provide comments, if any.

Thanks, Tim

M. Timothy Hanlon  
Alley, Maass, Rogers & Lindsay P.A.  
340 Royal Poinciana Way, Suite 321  
Palm Beach, Florida 33480  
Phone: (561) 659-1770  
Fax: (561) 833-2261  
Direct Fax: (561) 804-4617  
[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)

---

**From:** Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>  
**Sent:** Tuesday, February 15, 2022 12:40 PM  
**To:** [alp@alp-law.com](mailto:alp@alp-law.com)  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>; Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>; Tim Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Subject:** RE: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Tim.

Please review and let us know if approved. It is important we finalize this today so my client does not need to attend tomorrow's hearing as he is unable to do so. Thanks!

**Thank you,**

**Giselle Hernandez, Esq.**

**HS** HerskowitzShapiro



**Giselle Hernandez, Esq.** | *Real Estate Attorney*

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**From:** [alp@alp-law.com](mailto:alp@alp-law.com) <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Sent:** Tuesday, February 15, 2022 12:34 PM  
**To:** Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>; Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>; Tim Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Subject:** Re: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Once we have the buyer's approval of the revised order, the parties will not have to attend.

Very truly yours,

Alexander L. Palenzuela  
Law Office of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1950  
Miami, FL 33131-3298  
tel: (305) 333-0467  
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---

**From:** Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>  
**Date:** Tuesday, February 15, 2022 at 12:08 PM  
**To:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>, Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>, Mark Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Subject:** RE: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Hi Alexander,

I have spoken with the sellers and they are in agreement to the terms stated in the order and the Fine Reduction Agreement. We are still pending review and approval by Tim.

Please confirm that Dennis and Heather Pozzessere are not required to be present at tomorrow's hearing due to their approval and agreement to have this agreed order entered.

**Thank you,**

**Giselle Hernandez, Esq.**

**HS** HerskowitzShapiro



**Giselle Hernandez, Esq.** | *Real Estate Attorney*

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**From:** [alp@alp-law.com](mailto:alp@alp-law.com) <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Sent:** Tuesday, February 15, 2022 11:41 AM  
**To:** Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>; Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>; Tim Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Subject:** Re: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Dear Ms. Hernandez and Mr. Hanlon:

Please find attached the revised order to incorporate the changes Ms. Hernandez request and advise as soon as possible whether you agree to its terms.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Office of Alexander L. Palenzuela, P.A.  
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**From:** Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>  
**Date:** Tuesday, February 15, 2022 at 11:12 AM  
**To:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>, Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>, Mark Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Subject:** RE: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Alexander,

I do not see where the deadline mentioned in item 1 under Conclusion of Law is specifically stated within the order. Please let me know if I am missing it. I do not see the date set as the deadline which would be our closing date.

**Thank you,**

**Giselle Hernandez, Esq.**

**HS** HerskowitzShapiro



**Giselle Hernandez, Esq.** | *Real Estate Attorney*

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**From:** [alp@alp-law.com](mailto:alp@alp-law.com) <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Sent:** Tuesday, February 15, 2022 10:20 AM  
**To:** Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>; Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>; Tim Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Subject:** Re: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Dear Ms. Hernandez:

Please advise regarding the proposed agreed CEB order, the City is asking for an update.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
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---

**From:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Date:** Monday, February 14, 2022 at 6:24 PM  
**To:** Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>, Mark Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>, Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>  
**Subject:** Re: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Please find attached the summons for the hearing. If the order is approved, the Respondent will not have to attend the hearing.

Very truly yours,

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**From:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Date:** Monday, February 14, 2022 at 6:16 PM  
**To:** Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>, Mark Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>, Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>  
**Subject:** Re: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Dear Ms. Hernandez and Mr. Hanlon:

Please find attached a proposed agreed order to be entered at the Code Enforcement Board ("CEB") hearing on 2-16-22. The same order will be entered in the name of the buyer at the next CEB hearing, after the closing. Please advise whether your clients agree to the orders, whose terms mirror those of the fine reduction agreement.

Thanks!

Very truly yours,

Alexander L. Palenzuela  
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---

**From:** Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>

**Date:** Thursday, February 10, 2022 at 6:34 PM

**To:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>

**Cc:** Mark Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>, Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>, Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>

**Subject:** Re: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Alexander,

Clarification for my previous email sorry. I was not in front of my computer.

City confirmed \$30,000 for Malaga and then added \$20,000 for Coral Way . Seller is asking to reduce the Coral Way fines to \$10,000.

Total proposed by City for both properties is \$50,000

Owner is asking to reduce to \$40,000. Please let us know.

Thank you,

**Giselle Hernandez, Esq.** | *Real Estate Attorney*

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Sent from my iPhone

On Feb 10, 2022, at 6:15 PM, Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)> wrote:

Alexander,

You had previously confirmed that you submitted the request from the owner to reduce the coral way fines from \$30,000 to \$20,000. Was that request denied?

Thank you,

**Giselle Hernandez, Esq.** | *Real Estate Attorney*

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Sent from my iPhone

On Feb 10, 2022, at 5:43 PM, [alp@alp-law.com](mailto:alp@alp-law.com) wrote:

This is to respond to the emails from both of you:

The reason for the last sentence in paragraph 6 is to recognize that, if the closing takes place and the reduced fines are paid, the seller can no longer control whether the violations are brought into compliance on 1104 Malaga Ave, so the City releases the other property from the liens.

The City has already offered to reduce the additional fines related to 1405 Coral Way, so I do not understand comment to item number 2 below, unless the Seller is asking to go lower, which the City has informed me it is not willing to do. Please provide the updated closing statement that is as close to final as possible and I will discuss it with the City.

Thank you.

Very truly yours,

Alexander L. Palenzuela

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tel: (305) 333-0467  
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---

**From:** Mark Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Date:** Thursday, February 10, 2022 at 3:44 PM  
**To:** Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>, "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>, Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>  
**Subject:** RE: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Thanks Giselle. I am unclear as to the latest changes.

Section 6 appears to be somewhat contradictory. The last sentence conflicts with the first three. When are the liens/orders to be satisfied of record once we close and the reduced fine is paid?

What are the other changes proposed?

Thanks, Tim

M. Timothy Hanlon  
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Fax: (561) 833-2261  
Direct Fax: (561) 804-4617  
[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)

---

**From:** Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>  
**Sent:** Thursday, February 10, 2022 1:28 PM  
**To:** [alp@alp-law.com](mailto:alp@alp-law.com); Tim Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>; Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>  
**Subject:** RE: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Good afternoon everyone,

I am following up on the below email and requesting confirmation that we can get this agreement finalized by the end of this week please.

Tim, please advise if the revision are approved and that way we would only be pending the request for reduction on the Coral Way lien amount.

*Thanks*

<image001.png>

<image002.png>

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---

**From:** Giselle Hernandez  
**Sent:** Tuesday, February 8, 2022 9:15 PM  
**To:** [alp@alp-law.com](mailto:alp@alp-law.com); Tim Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>; Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>  
**Subject:** RE: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Hi Alexander,

I reviewed the reduction agreement and everything looks good. We are waiting to see if you receive a response from the City regarding the request to reduce the Coral Way lien amount to \$20,000. Please let me know if you have received any indication that this amount will be accepted. Additionally, I have made some notes on the items you listed below since it is our intention to get this agreement finalized this week.

1- The City's final approval of the amount of the reduction, once it receives and reviews the closing statement for the Closing in final form. - As previously mentioned by Tim, the closing is scheduled in March so we will not have a closing statement until closer to the closing date. Is there a reason this is being required to get the agreement finalized and signed by the parties? We can obtain a preliminary closing statement, but the final version will not be available until closer to the actual closing date.

2- The agreement of all of the parties to the terms of the fine reduction agreement. - We agree and just pending the Coral way lien amount reduction to \$20,000.

3 - The abandoned vehicle being brought into compliance prior to execution of the agreement. The vehicle has been removed and seller is in compliance.

Please let us know if we can get this finalized. Tim, please let us know if you had the chance to review the revisions you had requested so we can get this done. Thanks!

**Thank you,**

**Giselle Hernandez, Esq.**

<image001.png>

<image003.png>

**Giselle Hernandez, Esq.** | *Real Estate Attorney*

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**From:** [alp@alp-law.com](mailto:alp@alp-law.com) <[alp@alp-law.com](mailto:alp@alp-law.com)>

**Sent:** Friday, February 4, 2022 3:48 PM

**To:** Tim Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>; Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>

**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>; Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>

**Subject:** Re: 1104 MALAGA AVE/ 2022-02453E - revised fine reduction agreement

Re-sent to correct typo

\* \* \*

Please find attached a revised fine reduction agreement to add the fines for the cases that pertain to 1405 Coral Way. The City's final approval of the fine reduction agreement is conditional upon:

- 1- The City's final approval of the amount of the reduction, once it receives and reviews the closing statement for the Closing in final form.
- 2- The agreement of all of the parties to the terms of the fine reduction agreement.
- 3 - The abandoned vehicle being brought into compliance prior to execution of the agreement.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Office of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1950  
Miami, FL 33131-3298  
tel: (305) 333-0467  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

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**From:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>

**Date:** Wednesday, February 2, 2022 at 3:45 PM

**To:** Mark Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>, Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>, Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>  
**Subject:** Re: 1104 MALAGA AVE/ 2022-02453E

The City will provide the standard lien search reports which includes most of the information he is requesting. He is also asking for information that will be in the fine reduction agreement. I already responded to him. He is out today. Let us see if he contacts me asking for more information.

Very truly yours,

Alexander L. Palenzuela  
Law Office of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1950  
Miami, FL 33131-3298  
tel: (305) 333-0467  
[alp@alp-law.com](mailto:alp@alp-law.com)  
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---

**From:** Mark Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Date:** Wednesday, February 2, 2022 at 3:35 PM  
**To:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>, Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>, Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>  
**Subject:** RE: 1104 MALAGA AVE/ 2022-02453E

If so, please provide us with a specific list of all liens, code enforcement actions and open building permits for this property.

M. Timothy Hanlon  
Alley, Maass, Rogers & Lindsay P.A.  
340 Royal Poinciana Way, Suite 321



Palm Beach, Florida 33480  
Phone: (561) 659-1770  
Fax: (561) 833-2261  
Direct Fax: (561) 804-4617  
[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)

---

**From:** [alp@alp-law.com](mailto:alp@alp-law.com) <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Sent:** Wednesday, February 2, 2022 3:19 PM  
**To:** Tim Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>; Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>; Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>  
**Subject:** Re: 1104 MALAGA AVE/ 2022-02453E

Understood. I will let him know that the City is providing the necessary information directly to the attorneys.

Very truly yours,

Alexander L. Palenzuela  
Law Office of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1950  
Miami, FL 33131-3298  
tel: (305) 333-0467  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

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---

**From:** Mark Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Date:** Wednesday, February 2, 2022 at 3:17 PM  
**To:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>, Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>, Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>  
**Subject:** RE: 1104 MALAGA AVE/ 2022-02453E

Our firm ordered a customary lien search as part of the title review, so that is my guess.

M. Timothy Hanlon  
Alley, Maass, Rogers & Lindsay P.A.  
340 Royal Poinciana Way, Suite 321  
Palm Beach, Florida 33480  
Phone: (561) 659-1770  
Fax: (561) 833-2261  
Direct Fax: (561) 804-4617  
[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)

---

**From:** [alp@alp-law.com](mailto:alp@alp-law.com) <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Sent:** Wednesday, February 2, 2022 3:06 PM  
**To:** Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>; Tim Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>; Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>  
**Subject:** Re: 1104 MALAGA AVE/ 2022-02453E

Do either of you know on whose behalf is he contacting the City? I wanted to make sure you knew he contacted the City before I contact him. I hope to have a draft of the agreement to you this afternoon. I left Ms. Hernandez a message earlier.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Office of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1950  
Miami, FL 33131-3298  
tel: (305) 333-0467  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

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---

**From:** Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>  
**Date:** Wednesday, February 2, 2022 at 3:02 PM  
**To:** Mark Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>, "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Cc:** Ana Pineiro <[Ana@hslawfl.com](mailto:Ana@hslawfl.com)>, Jennifer Price <[jennifer@jenniferpricegroup.com](mailto:jennifer@jenniferpricegroup.com)>  
**Subject:** RE: 1104 MALAGA AVE/ 2022-02453E

I agree with Tim. Please let us know if we can expect the revised agreement today and any information you may have obtained regarding the fines on Coral Way property. Thank you.

*Thanks*

<image004.png>

<image005.png>

**Giselle Hernandez, Esq.** | *Real Estate Attorney*  
Two Datran Center  
9130 S. Dadeland Boulevard  
Suite 1609  
Miami, FL 33156  
Tel: (305) 423-1419  
Fax: (305) 670-3884  
Email: [Giselle@hslawfl.com](mailto:Giselle@hslawfl.com)  
[www.hslawfl.com](http://www.hslawfl.com)

---

**From:** Tim Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>  
**Sent:** Wednesday, February 2, 2022 8:44 AM  
**To:** [alp@alp-law.com](mailto:alp@alp-law.com); Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>  
**Subject:** RE: 1104 MALAGA AVE/ 2022-02453E

I don't think that it is appropriate for us to respond.

M. Timothy Hanlon  
Alley, Maass, Rogers & Lindsay P.A.  
340 Royal Poinciana Way, Suite 321

Palm Beach, Florida 33480  
Phone: (561) 659-1770  
Fax: (561) 833-2261  
Direct Fax: (561) 804-4617  
[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)

---

**From:** [alp@alp-law.com](mailto:alp@alp-law.com) <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Sent:** Tuesday, February 1, 2022 6:54 PM  
**To:** Tim Hanlon <[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)>; Giselle Hernandez <[giselle@hslawfl.com](mailto:giselle@hslawfl.com)>  
**Subject:** FW: 1104 MALAGA AVE/ 2022-02453E

Dear Mr. Hanlon and Ms. Hernandez:

Would either of you like to respond to Mr. Pizzuli's email below or should I inform him that you are already addressing the matter for the buyer and seller?

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Office of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1950  
Miami, FL 33131-3298  
tel: (305) 333-0467  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

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---

**From:** "Sheppard, Terri" <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>  
**Date:** Tuesday, February 1, 2022 at 9:16 AM

**To:** "[tpizzuli@exactaland.com](mailto:tpizzuli@exactaland.com)" <[tpizzuli@exactaland.com](mailto:tpizzuli@exactaland.com)>, "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Cc:** Martha Delgado <[mdelgado@coralgables.com](mailto:mdelgado@coralgables.com)>, Lynn Schwartz <[lschwartz@coralgables.com](mailto:lschwartz@coralgables.com)>  
**Subject:** FW: 1104 MALAGA AVE/ 2022-02453E  
**Resent-From:** Proofpoint Essentials <[do-not-reply@proofpointessentials.com](mailto:do-not-reply@proofpointessentials.com)>  
**Resent-To:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Resent-Date:** Tuesday, February 1, 2022 at 9:10 AM

Good afternoon Pizzuli,

Alex Palenzuela, Esquire is working on a settlement for this property. I have included him in the email.

Regards,

Terri Sheppard  
Field Supervisor  
Code Enforcement Division  
Development Services Department  
405 Biltmore Way  
Coral Gables, FL 33134  
(305)460-5239

---

**From:** Taylor Pizzuli <[tpizzuli@exactaland.com](mailto:tpizzuli@exactaland.com)>  
**Sent:** Tuesday, February 1, 2022 7:13 AM  
**To:** Delgado, Martha <[mdelgado@coralgables.com](mailto:mdelgado@coralgables.com)>; Sheppard, Terri <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>; Schwartz, Lynn <[lschwartz@coralgables.com](mailto:lschwartz@coralgables.com)>  
**Subject:** 1104 MALAGA AVE/ 2022-02453E

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Good Morning,  
I received a lien statement for the following property;

1104 MALAGA AVE  
03-4118-003-1700

see attached.  
It indicated open violations/liens;

CE278011  
CE302743  
CE300068

09-11943  
CE276094

Can you please tell me what needs to be done in order to close these cases? Also, will the lien cases be closed once paid?  
Thanks!



## Taylor Pizzuli

*Senior Florida Research/Customer Service Specialist*

Exacta Land Surveyors  
1500 West 3rd Street Suite 130MZ  
Cleveland, OH 44113

**direct:** 239.288.0836 | **office:** 877.704.3106

**email:** [tpizzuli@exactaland.com](mailto:tpizzuli@exactaland.com) | [www.exactaland.com](http://www.exactaland.com)

***\*\*\*PLEASE NOTE: Our reports will provide all unrecorded information for a requested property. Should your particular property have a recorded lien against it or a cross encumbrance due to a recorded lien on a related property please reach out to us so that we can provide you with the most accurate information possible. Not all municipalities provide information on RECORDED or CROSS ENCUMBERED debt. Because we do not perform title searches we have no way of knowing if there is a recorded lien against the property to follow up on, unless notified by the requesting client.***

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