



City of Coral Gables
Development Services Department

CONSTRUCTION REGULATION BOARD
CASE RESUME

HEARING DATE: October 15, 2018

CASE NO.: 18-7933

BUILDING ADDRESS: 211 PHOENETIA AVENUE

FOLIO NUMBER: 03-4108-009-1580

OWNER: J R GRAU CORP

USE: Multi-family

OF LIVING UNITS: 5

PENDING RECERTIFICATION: 2018

DESCRIPTION AND DEFECTS OF BUILDING: The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

03/06/18	First Notice from the City advising Recertification is required mailed with return receipt
04/03/18	First Notice Delivered per USPS Tracking
06/06/18	Second Notice from City advising Recertification is pending
07/10/18	Final Notice from City advising Recertification is pending and Case will be forwarded to CRB within thirty (30) days if no compliance
09/27/18	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
09/27/18	Notice of Hearing posted on Structure
10/15/18	Board Hearing

TO DATE THE OWNER HAS NOT: Submitted a Recertification Report for the City's review.

DEPUTY BUILDING OFFICIAL'S RECOMMENDATION: A. Submit a Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board's Order Recertifying the property. B. A \$250 daily fine be imposed if property is not recertified within the sixty (60) day deadline.

PERMIT ACTIVITY: None



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 9/10/2018

Property Information	
Folio:	03-4108-009-1580
Property Address:	211 PHOENETIA AVE Coral Gables, FL 33134-3239
Owner	J R GRAU CORP
Mailing Address	3508 CRYSTAL VIEW CT MIAMI, FL 33133-4025
PA Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	5 / 5 / 0
Floors	2
Living Units	5
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,822 Sq.Ft
Lot Size	5,500 Sq.Ft
Year Built	1958



Assessment Information			
Year	2018	2017	2016
Land Value	\$550,000	\$412,500	\$385,000
Building Value	\$160,655	\$163,424	\$158,280
XF Value	\$3,171	\$3,171	\$3,171
Market Value	\$713,826	\$579,095	\$546,451
Assessed Value	\$459,584	\$417,804	\$379,822

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$254,242	\$161,291	\$166,629

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

Short Legal Description
CORAL GABLES DOUGLAS SEC PB 25-69 LOT 12 BLK 17 OR 17857-0058 1197 1 COC 22046-0491 06 2003 4

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$459,584	\$417,804	\$379,822
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$713,826	\$579,095	\$546,451
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$459,584	\$417,804	\$379,822
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$459,584	\$417,804	\$379,822

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2003	\$0	22046-0491	Sales which are disqualified as a result of examination of the deed
11/01/1997	\$287,000	17857-0058	Sales which are qualified
07/01/1992	\$235,000	15609-2710	Sales which are qualified
05/01/1992	\$475,000	15528-1439	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>

211 Phoenetia Avenue

<p><u>Owner (property appraiser's address)</u> J R Grau Corp 3508 Crystal View Ct Miami, FL 33133-4025</p>	<p><u>Owner (Sunbiz mailing address)</u> J.R. Grau Corp. 211 Phoenetia Ave Coral Gables, FL 33134-3239</p>
<p><u>Owner (Registered Agent)</u> J.R. Grau Corp. c/o Joan Rodriguez-Grau Registered Agent 1414 SW 22 St Miami, FL 33145-2873</p>	<p><u>Mortgagee</u> Terrabank, N.A. 3191 Coral Way, Penthouse 1 Miami, FL 33145-3245</p>

211 PHOENETIA AVENUE





The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

91 7108 2133 3932 5853 8252

J R GRAU CORP
3508 CRYSTAL CORP
MIAMI, FL 33133-4025

RE: 211 PHOENETIA AVE
FOLIO # 0341080091580
Recertification of Building 40 Years or Older

To whom it may concern:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1958. 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. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a revised Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: http://www.miamidade.gov/pa/propertyrecertification.asp. The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.

Failure to submit the required Report within the allowed time will result in declaring the structure unsafe and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Handwritten signature of Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT 2

ALERT: DUE TO THE FLOODING FROM HURRICANE FLORENCE, MANY POST OFFIC...



FAQs > (<http://faq.usps.com/?articleId=220900>)

Track Another Package +

Tracking Number: 9171082133393258538252

Remove X

Your item has been delivered to the original sender at 7:41 am on April 3, 2018 in MIAMI, FL 33134.

Delivered

April 3, 2018 at 7:41 am
Delivered, To Original Sender
MIAMI, FL 33134

Feedback

Tracking History



April 3, 2018, 7:41 am
Delivered, To Original Sender
MIAMI, FL 33134

Your item has been delivered to the original sender at 7:41 am on April 3, 2018 in MIAMI, FL 33134.

April 2, 2018, 3:47 pm
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

April 2, 2018
In Transit to Next Facility

March 27, 2018, 12:52 pm
Unclaimed/Being Returned to Sender
MIAMI, FL 33133

Reminder to Schedule Redelivery of your item

March 10, 2018, 1:40 pm
Notice Left (No Authorized Recipient Available)
MIAMI, FL 33133

March 7, 2018, 9:47 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

Product Information

Feedback
∨

See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs (<http://faq.usps.com/?articleId=220900>)



The City of Coral Gables

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

June 6, 2018

J R GRAU CORP
3508 CRYSTAL CORP
MIAMI, FL 33133-4025

RE: 211 PHOENETIA AVIE
FOLIO # 0341080091580
Recertification of Building 40 Years or Older - SECOND NOTICE

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the structure has been deemed unsafe due to 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.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

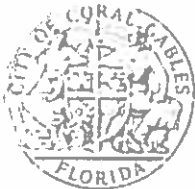
Failure to submit a completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

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



The City of Coral Gables

Development Services Department July 10, 2018
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

J R GRAU CORP
3508 CRYSTAL CORP
MIAMI, FL 33133-4025

RE: Recertification of Building 40 Years or Older – FINAL NOTICE
211 PHOENETIA AVE
Folio # 0341080091580

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(1). A Second Notice, dated and mailed June 6, 2018, informed you it was necessary to submit a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets (or does not meet) the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board") and a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

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

City of Coral Gables

ONLINE SERVICES

[Home](#) [Citizen Services](#) [Business Services](#) [Back to Coral Gables.com](#)

Permits and Inspections: Search Results

[Login](#) [Help](#) [Contact Us](#)

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Permit Fee
AB-12-10-1514	10/23/2012	211 PHOENETIA AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF BORAL ROOFING LLC SAXONY SHAKE CONCRETE ROOF TILE COLOR WHITE \$2040	issued	10/23/2012		0.00
BL-12-10-1563	10/23/2012	211 PHOENETIA AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF \$2,040 BORAL SAXONY SLATE WHITE TILE	final	11/19/2012	01/03/2013	0.00
CE-08-02-0658	02/15/2008	211 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT79931 SNP 5-1901 ZONING OBTAIN APPROVAL AND PERMIT FOR SIGN	final	02/15/2008	02/15/2008	0.00
CE-08-02-0784	02/19/2008	211 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT79665 CUV 3-209 ZC NO USE OF ANY PROPERTY SHALL COMMENCE OR SHALL BE MAINTAINED W/OUT FIRST OBTAINING A CERTIFICATE OF USE.	final	02/19/2008	02/19/2008	0.00
CE-10-04-3765	04/05/2010	211 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT4079 SEC 105-27 CC (CPM) MUST REMOVE GRAFFITI FROM EXTERIOR WALLS	final	04/05/2010	04/08/2010	0.00
CE-14-09-3171	09/24/2014	211 PHOENETIA AVE	CODE ENF WARNING PROCESS	POSTED TRASH/PROPERTY INFO NOTICE	final	09/24/2014	09/24/2014	0.00
CE-16-08-6062	08/09/2016	211 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/11/2016	08/11/2016	0.00
EL-09-08-1647	08/06/2009	211 PHOENETIA AVE	ELEC SITE LIGHTS	INSTALL PARKING LOT LIGHTS & WIRING OUTLETS \$1,200	final	08/06/2009	08/14/2009	0.00
PS-14-05-2627	05/08/2014	211 PHOENETIA AVE	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE DEAD GUMBO LIMBO TREE	final	05/08/2014	05/08/2014	0.00
RC-18-09-3167	09/27/2018	211 PHOENETIA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE #18-7933 AND UNSAFE STRUCTURES FEE	approved			980.63

CITY'S

EXHIBIT

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ZN-11-11-5586	11/14/2011	211 PHOENETIA / CLEAN AVE	PAIN / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS BM 2156 70 BUTTER CREAM (LIGHT BEIGE) AND TRIM BM 2156 60 SOFT BEIGE (LIGHT PEACH) \$2000	final	11/14/2011	05/16/2014	0.00
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This page and its contents are protected with an SSL encryption certificate. For more information, please call 800-540-4488 or visit www.coralgables.com.



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:	211 Phoenetia Ave Apartments - 5 units	Inspection Date:	3/5/2018
Address:	211 Phoenetia Avenue Coral Gables	InspectionType:	AA-Tactical, Apartment / Condo
Suite:		Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
		Occ. Sq. Ft.:	0
		Occupant Number:	013354

No violations noted at this time.

Company Representative:

No Signature
 7/0605
 3/5/2018 8:15:15 AM
 Signature valid only in mobile-eyes documents

Inspector:

No Signature
 3/5/2018
 Leonard Veight
 3060
 3/5/2018 8:15:15 AM
 Signature valid only in mobile-eyes documents

Leonard Veight
 3/5/2018

CITY'S

EXHIBIT

4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-7933

vs.

J R GRAU CORP.
3508 Crystal View Court
Miami, Florida 33133-4025

Return receipt number:

7018 0680 0001 3977 2876

Respondent.

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

Date: September 27, 2018

Re: **211 Phoenetia Avenue**, Coral Gables, Florida 33134-3239 and legally described as Lot 12, Block 17, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-1580 ("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 October 15, 2018, at 2:00 p.m.

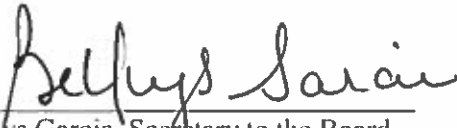
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the 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.

CITY'S *Composite*
EXHIBIT 5

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:

J.R. Grau Corp., 211 Phoenetia Avenue, Coral Gables, Florida 33134-3239
J.R. Grau Corp., c/o Joan Rodriguez-Grau, 1414 S.W. 22nd Street, Miami, Florida 33145-2873
Terrabank, N.A., 3191 Coral Way, Penthouse 1, Miami, Florida 33145-3245



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-7933

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 211 PHOENETIA AVE., ON 9-27-18
AT 10:00.

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 27th day of September, in
the year 2018, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

211 PHOENETIA AVENUE





CFN 2004R0105949
DR BK 22046 Pgs 0491 - 492 (2pgs)
RECORDED 02/17/2004 13:18:59
DEED DOC TAX 0.60
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared By and Return To:

Claire Menard, Esq.
Berman Rennert Vogel & Mandler, P.A.
100 Southeast Second Street
Suite 2900
Miami, Florida 33131

Property Appraiser's Parcel
Identification No. 0341080091580
Grantee's Tax Payer's
Identification No. _____

QUIT CLAIM DEED

THIS DEED, made this 13 day of June, 2003, by and between M. GRAU CORP., a Florida corporation ("Grantor"), whose post office address is 211 phoenetia ave # 25, Miami, Florida 33134, and J. R. GRAU CORP., a Florida corporation ("Grantee"), whose post office address is 211 Phoenetia Avenue, Apt. 25, Coral Gables, Florida 33134.

WITNESSETH, that Grantor, hereby grants and transfers to the said Grantee and to Grantee's heirs and assigns, forever, any and all of Grantor's right, title and interest in and to the land in the County of Miami-Dade, State of Florida, described as follows:

Lot 12, Block 17, of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

Signed, sealed and delivered
in the presence of

M. GRAU CORP., a Florida corporation

By: [Signature]

By: [Signature]

Print Name: Thomas Parker

Print Name: Marina Grau

Title: President

[Signature]

Print Name: Joan Rodriguez-Grau

[Signature]
CLAIRE P. MENARD

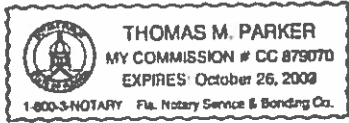
(CORPORATE SEAL)

THE CONVEYANCE SET FORTH HEREIN FROM GRANTOR TO GRANTEE IS A GIFT OF UNENCUMBERED REALTY FOR NO CONSIDERATION WHATSOEVER AND IS NOT SUBJECT TO THE PAYMENT OF ANY DOCUMENTARY STAMP TAXES.

2

COUNTRY/STATE OF Puerto Rico)
CITY/COUNTY OF SAN JUAN) SS:

The foregoing instrument was acknowledged before me this 13 day of June, 2003, by Marina Grau, as President of M. GRAU CORP., a Florida corporation, on behalf of the corporation. S/He is either personally known to me or has produced a driver's license as identification.



Thomas Parker
Print Name: THOMAS PARKER
Notary Public, _____

My Commission Expires:

[NOTARY SEAL]



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

Detail by Entity Name

Florida Profit Corporation

J.R. GRAU CORP.

Filing Information

Document Number P03000062878
FEI/EIN Number 20-0229868
Date Filed 06/06/2003
State FL
Status ACTIVE

Principal Address

211 PHOENETIA AVE
CORAL GABLES, FL 33134

Changed: 04/30/2006

Mailing Address

1414 SW 22 ST
MIAMI, FL 33145

Changed: 04/28/2009

Registered Agent Name & Address

RODRIGUEZ-GRAU, JOAN
1414 SW 22 ST
MIAMI, FL 33145

Name Changed: 03/06/2012

Address Changed: 04/28/2009

Officer/Director Detail

Name & Address

Title PRES

RODRIGUEZ-GRAU, JOAN

RODRIGUEZ-GRAU, JOAN
1414 SW 22 ST
MIAMI, FL 33145

Annual Reports

Report Year	Filed Date
2016	03/22/2016
2017	03/23/2017
2018	04/28/2018

Document Images

04/28/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
03/22/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/19/2014 -- ANNUAL REPORT	View image in PDF format
04/09/2013 -- ANNUAL REPORT	View image in PDF format
03/06/2012 -- ANNUAL REPORT	View image in PDF format
03/17/2011 -- ANNUAL REPORT	View image in PDF format
02/21/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
04/10/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/30/2006 -- ANNUAL REPORT	View image in PDF format
02/16/2005 -- ANNUAL REPORT	View image in PDF format
04/28/2004 -- ANNUAL REPORT	View image in PDF format
06/06/2003 -- Domestic Profit	View image in PDF format

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING

THIS MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING (this "Mortgage") is executed as of the 04 day of September, 2016 by and between **J.R. GRAU CORP.**, a Florida corporation ("Mortgagor"), whose mailing address is 1414 SW 22nd Street, Miami, Florida 33145 and **TERRABANK, N.A.**, a national banking association, having offices at 3191 Coral Way, Penthouse 1, Miami, Florida 33145 ("Bank").

1. Granting Clauses.

1.1 **Mortgage.** For valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confirmed, Mortgagor has executed and delivered the Note, Loan Agreement and the other Loan Documents (as such terms and all other capitalized terms used in this Mortgage are hereinafter defined in this Mortgage) and hereby irrevocably and absolutely grants, transfers, assigns, mortgages, bargains, sells and conveys to Mortgagee all the following (collectively, the "Premises"):

(a) the fee estate in all those certain lots, pieces or parcels of land located in Miami-Dade County, Florida and more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference (the "Land");

(b) the Improvements, and any and all appurtenances and additions thereto and any and all betterments, renewals, substitutions and replacements thereof;

(c) all right, title and interest of Mortgagor in and to all construction and other materials of every kind and nature used or installed in, on, or in connection with, or incorporated into, the Improvements from time to time, or intended to be used or installed in, on, or in connection with, or incorporated into, the Improvements from time to time, whether or not located upon the Land;

(d) all and singular the tenements, hereditaments, agreements, privileges, royalties, and rights of way and appurtenances belonging or in anywise appertaining to the Land and Improvements, including all agreements or rights granting, conveying or creating, for the benefit of the Land, any easement, right or license in any way affecting the Land or the Improvements (whether in gross or appurtenant, and whether for ingress and egress, drainage, utilities, parking or any other purposes), and the reversion or reversions, remainder and remainders, rents, issues and profits thereof and also all the estate, right, title, interest, property, claim and demand whatsoever of Mortgagor, of, in and to the same and of, in and to every part and parcel thereof;

(e) all right, title and interest of Mortgagor, if any, in and to the land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, on, in or to the air space over the Land, or any parcel thereof, and all rights of ingress and egress with respect to the Land;

(f) all Rents and all rights (but not obligations) of Mortgagor in, to and under any and all Leases, and the rights to enforce, whether at law or in equity or by any other means, all terms, covenants and other provisions thereof and all options thereunder;

(g) all rights (but not obligations) of Mortgagor in, to and under any and all insurance policies maintained by or for the benefit of Mortgagor with respect to the Premises, and/or the business of Mortgagor conducted in connection therewith, all premiums paid thereunder and all proceeds paid or due and payable thereunder;

Terrabank, National Association (FDIC # 26442)

Active Insured Since November 21, 1985

Data as of: September 5, 2018

Terrabank, National Association is an active bank

FDIC Certificate#:	26442	Established:	November 21, 1985	Corporate Website:	
Headquarters:	3191 Coral Way Miami, FL 33145 Miami-Dade County	Insured:	November 21, 1985	http://www.terrabank.com	
Locations:	3 domestic in 1 states, 0 in territories, and 0 in foreign locations	Bank Charter Class:	National Bank	Consumer Assistance:	http://www.helpwithmybank.gov
		Primary Federal Regulator:	Office of the Comptroller of the Currency	Contact the FDIC about:	Terrabank, National Association
		Secondary Federal Regulator:	N/A		

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

Showing 1 to 3 of 3 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
259434	3	Hialeah Branch	637 W 49 Th Street	Miami-Dade	Hialeah	FL	33012	Full Service Brick and Mortar Office	11/17/1989	
33082		Terrabank, National Association	3191 Coral Way	Miami-Dade	Miami	FL	33145	Full Service Brick and Mortar Office	11/21/1985	
259433	2	University Center Branch	1615 S W. 107th Avenue	Miami-Dade	Miami	FL	33165	Full Service Brck and Mortar Office	12/15/1986	