



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/28/2016

Property Information	
Folio:	03-4108-009-2691
Property Address:	225 SALAMANCA AVE Coral Gables, FL 33134-3953
Owner	GRILLAS ASSOCIATES INC
Mailing Address	1111 PONCE DE LEON BLVD #625 CORAL GABLES, FL 33134-3321
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 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	2,759 Sq Ft
Lot Size	5,500 Sq Ft
Year Built	1956



Assessment Information			
Year	2016	2015	2014
Land Value	\$385,000	\$357,500	\$247,500
Building Value	\$149,317	\$75,000	\$116,467
XF Value	\$0	\$0	\$0
Market Value	\$534,317	\$432,500	\$363,967
Assessed Value	\$374,792	\$340,720	\$309,746

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$159,525	\$91,780	\$54,221

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 15 BLK 28 LOT SIZE 50.000 X 110 OR 18835-1259 1099 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$374,792	\$340,720	\$309,746
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$534,317	\$432,500	\$363,967
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$374,792	\$340,720	\$309,746
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$374,792	\$340,720	\$309,746

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/1999	\$321,000	18835-1259	Sales which are qualified
04/01/1999	\$240,000	18575-2732	Sales which are qualified
12/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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

Version

CITY'S

EXHIBIT 1



225 Salamanca Ave

225 Salamanca Ave

Owner (Registered Agent)

Grillas Associates, Inc.

c/o Haralabos Grillas

Registered Agent

1111 Ponce de Leon Blvd

Suite 625

Coral Gables, FL 33134-3321



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-13-08-0750	08/12/2013	225 SALAMANCA AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF ENTEGRA ROOF TILE BERMUDA CONCRETE FLAT ROOF TILE COLOR WHITE \$ 9800	issued	08/12/2013		0.00
BL-13-08-0771	08/13/2013	225 SALAMANCA AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF \$9,800 ENTEGRA BERMUDA WHITE TILE	stop work	09/04/2013		0.00
CE-09-12-3152	12/30/2009	225 SALAMANCA AVE	CODE ENF WARNING PROCESS	WT3434 SEC 54-153 CC (DAY) TRASH ON SWALE 2 DAYS PRIOR TO SCHEDULED P/U. MUST REMOVE.	final	12/30/2009	12/30/2009	0.00
CE-10-06-3545	06/02/2010	225 SALAMANCA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37044 SEC 54-153 CC (DAY) TRASH (CHAIR) ON SWALE 2 DAYS PRIOR TO SCHEDULED P/U. MUST REMOVE. PREVIOUS WARNING ISSUED 12/30/2009.	canceled	06/02/2010		0.00
RC-17-01-0037	01/03/2017	225 SALAMANCA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1956) CONSTRUCTION REGULATION BOARD CASE #16-5681 AND UNSAFE STRUCTURE BOARD FEE	approved			980.63

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

2



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:	225 Salamanca Ave. Apartments - 4 units	Inspection Date:	4/18/2016
Address:	225 Salamanca Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

Company Representative:

[Handwritten signature]
 4/18/2016 3:21:41 PM
 Signature valid only in mobile-eye documents

No Signature
4/18/2016

Inspector:

[Handwritten signature: Leonard Veight]
 4/18/2016 3:21:41 PM
 Signature valid only in mobile-eye documents

Leonard Veight
4/18/2016

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 3931 9043 5114

GRILLAS ASSOCIATES INC
C/O HARALABOS GRILLAS
1111 PONCE DE LEON BLVD
CORAL GABLES, FL. 33134-3321

RE: 225 SALAMANCA AVE, CORAL GABLES, FL.
FOLIO # 03-4108-009-2691
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 1956.

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.miamidade.gov/pa/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 4

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:
 GRILLAS ASSOCIATES INC
 C/O HARALABOS
 1111 PONCE DE LEON BLVD
 CORAL GABLES, FL 33134-3321



9590 9402 1194 5246 9258 51

2. Article Number (Transfer from service label)
 9171082133393190435114

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 [Signature] Agent
 Addressee

B. Received by (Printed Name) *Lose RESTREPO* C. Date of Delivery *8/28/16*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation®
 - Signature Confirmation Restricted Delivery

2016 Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5681

vs.

GRILLAS ASSOCIATES, INC.
c/o Haralabos Grillas
1111 Ponce de Leon Boulevard
Suite 625
Coral Gables, Florida 33134-3321

Return receipt number:

91 7108 2133 3932 7093 3837

Respondent.

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

Date: January 23, 2017

Re: **225 Salamanca Avenue**, Coral Gables, Florida 33134-3953 and legally described as Lot 15, Block 28, 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 03-4108-009-2691 ("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 February 6, 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.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 16-5681

Title of Document Posted: Construction Regulation Board Case

I, JOSE TORRESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 225 Salamanca, ON 1-23-17
AT 9:25 AM. Avenue

JOSE TORRESIAS
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 23rd day of January, in
the year 2017, by Jose Torresias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

225 SALAMANCA AVENUE



OFF: 1883581259
REC:

99R545911 1999 OCT 25 17:48

DOCSTPDEE 1,926.00 SURTX 1,444.50
HARVEY RUVIN, CLERK DADE COUNTY, FL

Prepared by and return to:
Jorge Sanchez-Galarraga, Esq.
Attorney at Law
Jorge Sanchez-Galarraga, P.A.
1313 Ponce de Leon Blvd, #301
Coral Gables, Florida 33134

File Number: EB-GRILLAS
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of October, 1999 between Jesus T. Garcia, a married man, joined by his wife Anne Garcia whose post office address is 14121 S.W. 92nd Avenue, Miami, Florida 33176, grantor, and Grillas Associates, Inc., a Florida corporation whose post office address is 1111 Ponce de Leon Boulevard, Suite 625, Coral Gables, Florida, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said 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 Miami-Dade County, Florida to-wit:

Lot 15, Block 28, Revised Plat 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.

Parcel Identification Number: 03-4108-009-2691


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

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


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998.

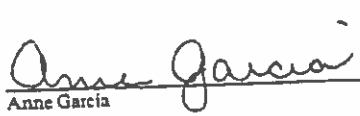
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: PABLO RODRIGUEZ

 (Seal)
Jesus T. Garcia


Witness Name: PABLO RODRIGUEZ

 (Seal)
Anne Garcia


Witness Name: JORGE S. GALARRAGA

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 15th day of October, 1999 by Jesus T. Garcia and Anne Garcia, who [] are personally known or [X] have produced a Driver's License as identification.

[Notary Seal]

 JORGE SANCHEZ-GALARRAGA
MY COMMISSION / CC 656885
EXPIRES: June 30, 2001
Bonded Thru American Insurance Co.


Notary Public, State of Florida

Printed Name: Jorge Sanchez-Galarraga, Esq.

My Commission Expires: June 30, 2001



DIVISION of
CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Florida Profit Corporation
GRILLAS ASSOCIATES, INC.

Filing Information

Document Number P97000107047
FEI/EIN Number 65-0872854
Date Filed 12/19/1997
State FL
Status ACTIVE

Principal Address

1111 PONCE DE LEON BOULEVARD
SUITE 625
CORAL GABLES, FL 33134

Mailing Address

1111 PONCE DE LEON BOULEVARD
SUITE 625
CORAL GABLES, FL 33134

Registered Agent Name & Address

GRILLAS, HARALABOS
1111 PONCE DE LEON BOULEVARD
CORAL GABLES, FL 33134

Name Changed: 01/13/2012

Address Changed: 06/01/2000

Officer/Director Detail

Name & Address

Title VP

GRILLAS, CONSTANTINO
1111 PONCE DE LEON BOULEVARD, S-625
CORAL GABLES, FL 33134

CORAL GABLES, FL 33134

Title P

GRILLAS, HARALABOS
 1111 PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134

Title VP

GRILLAS, DEMETRIOS
 1111 PONCE DE LEON BLVD.
 MIAMI, FL 33134

Annual Reports

Report Year	Filed Date
2014	02/27/2014
2015	01/28/2015
2016	02/04/2016

Document Images

02/04/2016 -- ANNUAL REPORT	View image in PDF format
01/28/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
03/08/2013 -- ANNUAL REPORT	View image in PDF format
01/13/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
03/24/2010 -- ANNUAL REPORT	View image in PDF format
04/17/2009 -- ANNUAL REPORT	View image in PDF format
07/15/2008 -- ANNUAL REPORT	View image in PDF format
04/02/2007 -- ANNUAL REPORT	View image in PDF format
05/05/2006 -- ANNUAL REPORT	View image in PDF format
01/31/2005 -- ANNUAL REPORT	View image in PDF format
07/19/2004 -- ANNUAL REPORT	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format
04/02/2002 -- ANNUAL REPORT	View image in PDF format
04/02/2001 -- ANNUAL REPORT	View image in PDF format
06/01/2000 -- ANNUAL REPORT	View image in PDF format
05/10/1999 -- ANNUAL REPORT	View image in PDF format
05/04/1998 -- ANNUAL REPORT	View image in PDF format
12/19/1997 -- Domestic Profit	View image in PDF format



CFN 2006R0565978
DR Bk 24557 Pg 4884f (1pg)
RECORDED 05/23/2006 16:19:00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

NOTICE OF LIEN
CITY OF CORAL GABLES
CORAL GABLES, FLORIDA

CITY OF CORAL GABLES
PETITIONER
VS.
Grillas Assoc., Inc.
1111 Ponce de Leon Blvd.
RESPONDENT

TICKET # T011514
Address: 1201 E. Ponce de Leon Blvd.

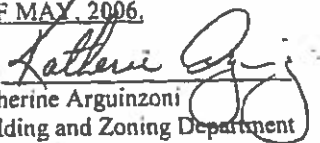
Pursuant to Section 2-77 of the City of Coral Gables Code of Ordinances, notice is hereby given that Uniform Civil Violation Notice, issued by Adolfo Garcia, Code Enforcement Officer for the City of Coral Gables, alleging a violation of Section 21-51 City Code, City of Coral Gables, Code of Ordinances, remains unpaid. Notice is hereby given to all prospective purchasers, assigns, etc, that there has been assessed, against the below described property, and person/business named above, civil penalties, administrative investigations and recording costs in the amount of \$125.00 which remain unpaid.

By the virtue of the above mentioned law, this amount constitutes a lien, in favor of the City of Coral Gables, upon the title to and interest in, whether legal or equitable, the property described below. Said lien shall be prior in dignity to all other liens, excepting County taxes and taxes and liens of equal dignity therewith. The City of Coral Gables may foreclose or otherwise execute on the lien as provided for by law.

The Claim of Lien is recorded against the following property:

Lot(s) 1-2-16, Block 24, Coral Gables Douglas Sec, recorded in Plat Book 25, Page 69 of the Public Records of Dade County, Florida.

DATED THIS 18th DAY OF MAY, 2006.

By: 
Katherine Arguinzoni
Building and Zoning Department

CITY OF CORAL GABLES):
):
COUNTY OF DADE):

BEFORE ME, The undersigned authority personally appeared Katherine Arguinzoni, who after being dully sworn under oath deposes and states that she is a Clerk for the City of Coral Gables and has executed the foregoing Notice of Lien.

The foregoing instrument was acknowledged before me this 18th day of May, 2006 by Katherine Arguinzoni who is personally known to me.

My commission expires:


Notary

