



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/23/2021

Property Information	
Folio:	03-4117-005-6360
Property Address:	266 PALERMO AVE Coral Gables, FL 33134-6606
Owner	266 PALERMO PROFESSIONAL BUILDING INC
Mailing Address	266 PALERMO AVE CORAL GABLES, FL 33134 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,464 Sq.Ft
Lot Size	2,500 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$775,000	\$775,000	\$812,500
Building Value	\$346,400	\$346,400	\$346,400
XF Value	\$0	\$0	\$0
Market Value	\$1,121,400	\$1,121,400	\$1,158,900
Assessed Value	\$1,121,400	\$1,121,400	\$1,158,900

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
17 54 41 C GABLES CRAFTS SEC PB 10-40 LOT 2 BLK 26 LOT SIZE 25.000 X 100 OR 15813-2326 0193 4

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,121,400	\$1,121,400	\$1,158,900
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,121,400	\$1,121,400	\$1,158,900
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,121,400	\$1,121,400	\$1,158,900
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,121,400	\$1,121,400	\$1,158,900

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/24/2021	\$1,725,000	32379-3146	Qual by exam of deed
03/23/2015	\$100	29655-4212	Corrective, tax or QCD; min consideration
01/01/1993	\$0	15813-2326	Sales which are disqualified as a result of examination of the deed
05/01/1989	\$270,000	14113-1571	Sales which are qualified

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:

EXHIBIT

1) 266 Palermo Ave

<u>Owner (Registered Agent address)</u> 266 Palermo Professional Building Inc. c/o Mormay Betancourt Registered Agent 266 Palermo Ave Coral Gables, FL 33134-6606	<u>Second Mortgagee (Mortgage address)</u> First Horizon Bank, as successor to Mellon United National Bank 1111 Brickell Ave Miami, FL 33131-3112
<u>First Mortgagee (FDIC Main Address)</u> First Horizon Bank, as successor to Mellon United National Bank 165 Madison Ave Memphis, TN 38103-2723	

CITY'S

EXHIBIT

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[Logon](#) [Help](#) [Contact](#)

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-21-08-8583	08/27/2021	266 PALERMO AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1951)	pending			0.00
ZN-21-08-7399	08/03/2021	266 PALERMO AVE	PAINT / RESURFACE FL / CLEAN	RESIDENTIAL PATCHING AND PAINTING SW K42 W 51 6404-13332 EXTRA WHITE \$4,000.00	final	08/11/2021	09/14/2021	0.00
EL-21-08-7342	08/02/2021	266 PALERMO AVE	ELEC SIGNS	COMMERCIAL *INSTALL ILLUMINATED CHANNEL LETTERS "GABLES COSMETIC SERVICES" \$2,000	approved			361.20
UP-21-07-8139	07/22/2021	266 PALERMO AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL-21-07-8138	final	07/22/2021	07/22/2021	0.00
BL-21-07-8138	07/22/2021	266 PALERMO AVE	SIGNS	COMMERCIAL *INSTALL ILLUMINATED CHANNEL LETTERS "GABLES COSMETIC SERVICES" \$2,000	pending			0.00
ZN-21-04-7620	04/21/2021	266 PALERMO AVE	PAINT / RESURFACE FL / CLEAN	*COMMERCIAL*EXTERIOR PRESSURE CLEAN AND PAINT SW 7757 REFLECTIVE WHITE ,SW 7064 PASSIVE GRAY ,SW 6310 LOTUS FLOWER \$1,320.00	pending			0.00
AB-21-04-7619	04/21/2021	266 PALERMO AVE	RESIDENTIAL COLOR PALETTE REVIEW	CANCELLED	canceled		06/02/2021	0.00
CE-21-02-7093	02/23/2021	266 PALERMO AVE	CODE ENF LIEN SEARCH	Lien Search	final	02/23/2021	02/23/2021	0.00
CE-17-11-1355	11/07/2017	266 PALERMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/22/2017	11/22/2017	0.00
BL-17-02-0730	02/13/2017	266 PALERMO AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM WINTEGRATE P#91070233 SIGNS	final	02/13/2017	02/14/2017	0.00
RC-11-09-6337	09/15/2011	266 PALERMO AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION	final	09/15/2011	09/15/2011	0.00
ZN-09-05-2357	05/13/2009	266 PALERMO AVE	PAINT / RESURFACE FL / CLEAN	PAINT EXT WALLS AND COLUMNS BM 2121-40 (GRAY), TOWER/SIDE WALL BM 2006-20 (RED), ENTRY CANOPY, UNDERSIDE OF OVERHANGS & TRIM	final	05/13/2009	06/24/2009	0.00

CITY'S
EXHIBIT 3

				AROUND CIRCULAR WINDOW BM 2022-60 (LT YELLOW) \$750				
AB-09-05-2347	05/13/2009	266 PALERMO AVE	BOA COMPLETE (LESS THAN \$75,000)	EXTERIOR WALLS AND COLUMNS BM 2121-40 (GRAY), TOWER/SIDE WALL BM 2006-20 (RED), ENTRY CANOPY, UNDERSIDE OF OVERHANGS & TRIM AROUND CIRCULAR WINDOW BM 2022-60 (LT YELLOW) \$750	final	05/13/2009	06/24/2009	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (Ram-5pm, M-F).



The City of Coral Gables

Building and Zoning Department
ISO Class 1

April 23, 2001

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

Emilio Carullo & W Beatriz
266 Palermo Avenue
Coral Gables, FL 33134

RE: 266 Palermo Avenue
Folio no.: 03-4117-005-6360

Dear Mr. & Mrs. Carullo:

This office received the structural report prepared by Engineer Angel Paredes, P.E., dated April 11, 2001, and the Electrical report prepared by Electrical Engineer Ben Gonzalez, P.E., dated April 11, 2001, stating that the building is structural and electrical safe for its continued occupancy.

Based on acceptance of this report, we hereby grant this **LETTER OF RE-CERTIFICATION** for the above referenced premises, in accordance with Metropolitan Dade County Ordinance no. 75-34 and 92-1, Section 104.9.

The expiration date of this approval, as stated in said Ordinance, is ten (10) years from January 18, 2001. This re-certification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official and as specified in Sub-Section 202.2 of the South Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly, as a guarantee of the safety of any portion of this structure. However, based on the terms stated in the Ordinance 75-34, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines of the re certification A/E Structural and Electrical Reports on file with this office.

Sincerely,


Manuel Z. Lopez, P.E.
Building Official

MZL: czg

P.O. BOX 141549 CORAL GABLES, FLORIDA 33114-1549 • PHONE: (305) 460-5235

CITY'S

EXHIBIT

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The City of Coral Gables

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

2/8/2021

VIA CERTIFIED MAIL

BEATRIZ K CARULLO TRS
BEATRIZ K CARULLO TRUST
PO BOX 141794
CORAL GABLES, FL 33114

7020 3160 0001 1022 2861

RE: 266 PALERMO AVE
FOLIO # 341170056360
Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

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 YEAR. 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 by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 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). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and 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/property_recertification.asp. The Recertification Report fee of \$500.00 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 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 at that time. 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 completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

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USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70203160000110222861[Remove X](#)

Your item was delivered at 11:02 am on February 18, 2021 in MIAMI, FL 33134.

Delivered

February 18, 2021 at 11:02 am
MIAMI, FL 33134

[Feedback](#)[Get Updates ∨](#)[Text & Email Updates](#)[Tracking History](#)[Product Information](#)[See Less ^](#)

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The City of Coral Gables

7020 3160 0001 1021 7829

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

5/10/2021

BEATRIZ K CARULLO TRS
BEATRIZ K CARULLO TRUST
PO BOX 141794
CORAL GABLES, FL. 33114

RE: 266 PALERMO AVE
FOLIO # 341170056360

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 2/8/2021, 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 the 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. The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70203160000110217829[Remove X](#)

Your item was delivered at 12:11 pm on June 5, 2021 in MIAMI, FL 33134.

 **Delivered**

June 5, 2021 at 12:11 pm
MIAMI, FL 33134

[Feedback](#)**Get Updates** **Text & Email Updates****Tracking History****Product Information****See Less** 

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The City of Coral Gables

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

7020 3160 0001 1022 0072

6/9/2021

BEATRIZ K CARULLO TRS
BEATRIZ K CARULLO TRUST
PO BOX 141794
CORAL GABLES, FL 33114

RE: 266 PALERMO AVE
FOLIO # 341170056360

Notice of Required Inspection For Recertification of 40 Years or Older Building -- **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 5/10/2021, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets 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"); 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. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

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

USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70203160000110220072[Remove X](#)

Your item departed our USPS facility in JACKSON MS DISTRIBUTION CENTER on August 7, 2021 at 4:58 am. The item is currently in transit to the destination.

Departed USPS Regional Facility

August 7, 2021 at 4:58 am
JACKSON MS DISTRIBUTION CENTER

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The City of Coral Gables

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

7/9/2021

VIA CERTIFIED MAIL

266 PALERMO PROFESSIONAL
266 PALERMO AVE
CORAL GABLES, FL 33114

7020 3160 0001 1022 0461

RE: 266 PALERMO AVE
FOLIO # 341170056360

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

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 YEAR. 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 by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form. 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 and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and 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/property_recertification.asp. The Recertification Report fee of \$500.00 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 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 at that time. 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 completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70203160000110220461[Remove X](#)

Your item was delivered to the front desk, reception area, or mail room at 4:06 pm on July 15, 2021 in MIAMI, FL 33134.

Delivered, Front Desk/Reception/Mail Room

July 15, 2021 at 4:06 pm
MIAMI, FL 33134

[Feedback](#)[Get Updates ▾](#)[Text & Email Updates](#)[Tracking History](#)[Product Information](#)[See Less ^](#)

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Goizueta, Virginia

From: Jenifer Albelo <jalbelo@oxxgroup.com>
Sent: Wednesday, October 6, 2021 10:13 AM
To: Goizueta, Virginia
Cc: Juan Ramirez
Subject: 266 PALERMO AVE CORAL GABLES, FL 33134 --- 40 Years Recertification
Attachments: AFFIDAVIT.pdf; 266 PALERMO AVE 40 Year Recertification.pdf

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

Good morning

Please see attached 40 years certification, as we spoke I will be waiting for the invoice or any comments...

Thank You..



Jenifer Albelo

Permit Expediter
Oxx Group LLC
Lic# CGC1527745

☎ Cell: 786-558-6163 ; Off: 786-774-7435
✉ jalbelo@oxxgroup.com
🌐 www.oxxgroup.com
📍 7311 NW 12TH ST SUITE 14, Miami FL 33126



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BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2945

vs.

266 Palermo Professional Building Inc.
c/o Mormay Betancourt
Registered Agent
266 Palermo Ave
Coral Gables, FL 33134-6606
Respondent.

Return receipt number:

7020 3160 0001 1022 4049

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

Date: October 5, 2021

Re: Property Address: 266 Palermo Ave, Coral Gables, FL 33134 Legal Description: Lot 2, Block 26
Coral Gables Crafts Section, Plat book 10 page 40 and Folio #: 03-4117-005-6360 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on October 18, 2021, 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, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.


CITY'S

EXHIBIT 6

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.



Virginia Gorzueta
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.

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: First Horizon Bank, as successor to Mellon United National Bank, 1111 Brickell Ave, Miami, FL 33131-3112; First Horizon Bank, as successor to Mellon United National Bank, 165 Madison Ave, Memphis, TN 38103-2723



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 21-2945

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

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 266 Palermo Ave, ON October 5, 2021 AT 1:52 PM. AND
WAS ALSO POSTED AT CITY HALL.

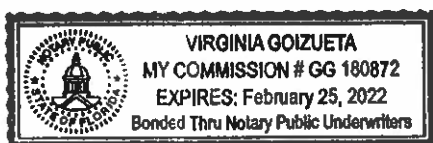
JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 4 day of October, in the year 2021, by Jose Iglesias who is
personally known to me.

My Commission Expires:



[Signature]
Notary Public

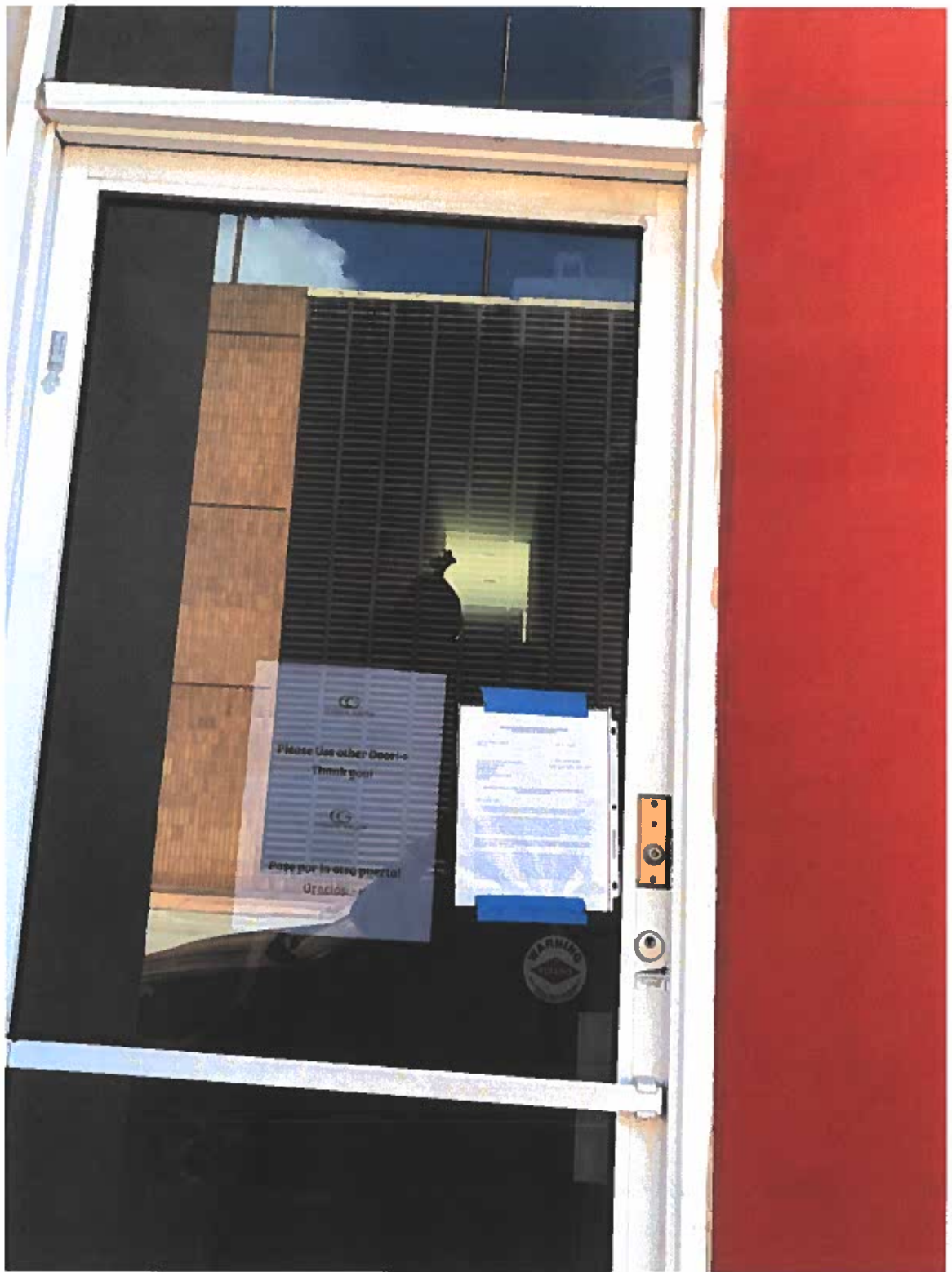
CITY'S

EXHIBIT 7



CITY'S
EXHIBIT

8





Prepared by:

Thomas L. Harris Esq.
Thomas L. Harris PA'
9500 S. Dadeland Blvd., #600
Miami, FL 33156

Return To:

Law Offices of N. Betty Gonzalez, P.A.
2151 Le Jeune Rd, Suite 304
Coral Gables, FL 33134

Folio Number: 03-4117-005-6360

[Space Above This Line For Recording Data]

Trustees Deed

This Trustees Deed, made this 24 day of February, 2021, between Beatriz K. Carullo, a single woman, individually and as Trustee of the Beatriz K. Carullo Trust, dated March 23, 2015, whose post office address is PO BOX 141794, Coral Gables, FL 33114 ("Grantor"), and 266 PALERMO PROFESSIONAL BUILDING INC., a Florida Corporation, whose post office address is 266 Palermo Ave, Coral Gables, FL 33134 ("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 for and in consideration of the sum 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, Grantor herein conveys and has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, all right, title and interest in the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 2, Block 26, Coral Gables Crafts Section, according to the plat thereof as recorded in Plat Book 10, Page 40, Public Records of Miami-Dade County, Florida.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, not being reimposed.


Together with all tenements, hereditaments, easements, limited common elements and appurtenances belonging or in any way appertaining to the Property.

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

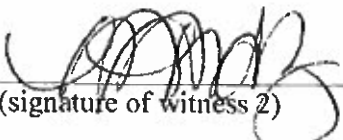
The Grantor hereby covenants with the Grantee that they are lawfully seized of the Property in fee simple; that they have good right and lawful authority to sell, transfer and convey the Property; that they hereby fully warrant the title to the real property hereby conveyed and will defend the same against the lawful claims of all persons claiming whomsoever.

IN WITNESS WHEREOF, the First Party has caused these presents to be signed sealed and acknowledged the day and year first above written.

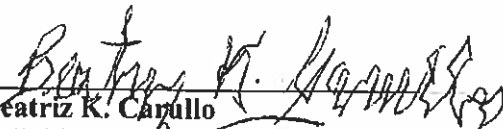
Signed, sealed and delivered
in our presence:


(signature of witness 1)

Thomas L. Harris
(print name of witness 1)

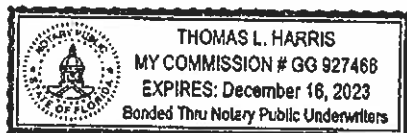

(signature of witness 2)

Martina Fink
(print name of witness 2)


Beatriz K. Carullo
Individually and as Trustee of the Beatriz K.
Carullo Trust, dated March 23, 2015
PO BOX 141794,
Coral Gables, FL 33114

STATE OF FLORIDA)
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of February, 2021, by **Beatriz K. Carullo, individually and as Trustee of the Beatriz K. Carullo Trust, dated March 23, 2015**, who is ☒ personally known to me or ☐ has produced _____ as identification.




Notary Public, State of Florida

Type/Print or Stamp Notary Name

My Commission Expires

[END TRUSTEES DEED]



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

266 PALERMO PROFESSIONAL BUILDING INC

Filing Information

Document Number P21000017716

FEI/EIN Number NONE

Date Filed 02/25/2021

Effective Date 02/25/2021

State FL

Status ACTIVE

Principal Address

266 PALERMO AVE
CORAL GABLES, FL 33134

Mailing Address

266 PALERMO AVE
CORAL GABLES, FL 33134

Registered Agent Name & Address

BETANCOURT, MORAMAY
266 PALERMO AVE
CORAL GABLES, FL 33134

Officer/Director Detail

Name & Address

Title P

266 PALERMO INC
266 PALERMO AVE
CORAL GABLES, FL 33134

Annual Reports

No Annual Reports Filed

Document Images

[02/25/2021 -- Domestic Profit](#)

[View image in PDF format](#)



CFN 2003R0958644
OR 8k 21934 Pgs 2252 - 2262 (11pgs)
RECORDED 12/29/2003 09:15:19
MTG DOC TAX 700.00
INTANG TAX 400.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by
Irma V. Hernandez, Atty.
215 West 49 Street
Hialeah, FL 33012
Telephone: 305 557 4304

On the 24th month, December 22, 2005, the then entire outstanding principal balance together with all accrued and unpaid interest, if any, shall be due and payable. ("Maturity Date")

MORTGAGE DEED AND SECURITY AGREEMENT

THIS MORTGAGE DEED AND SECURITY AGREEMENT, executed and delivered as of December 22, 2003, by **EMILIO J. CARULLO AND BEATRIZ K. CARULLO, HIS WIFE**, whose address is 266 Palermo Avenue, Coral Gables, FL 33134 (hereinafter called "Mortgagor"), to **MELLON UNITED NATIONAL BANK**, a national banking association, whose address is 1111 Brickell Avenue, Miami, FL 33131 (hereinafter called "Mortgagee"), which terms Mortgagor and Mortgagee, shall include all natural and artificial persons described as Mortgagor and Mortgagee, and shall be deemed to extend to, bind and benefit their respective heirs, executors, administrators, successors, legal representatives and assigns:

WITNESSETH:

For divers good and valuable considerations, including the aggregate sum named in the promissory note, in the sum of **\$200,000.00** (hereinafter called the "Note"), a description of which appears herein or a copy of which is annexed hereto, the Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Mortgagee all that certain real property which the Mortgagor now owns, situate in Florida and described more particularly in Exhibit A attached hereto and made part hereof, and all structures and improvements now and hereafter located thereon, the rents, issues and profits thereof, all furniture, furnishings, fixtures and equipment now located thereon, except non-attached medical equipment, and also all gas and electric fixtures, heaters, air conditioning equipment, machinery, motors, bath tubs, sinks, water closets, water basins, pipes, faucets, and other plumbing and heating fixtures, refrigerator equipment, venetian blinds, which are now or may hereafter pertain to or be used with, in or on said premises, and which, even though they are detached or detachable, are and shall be deemed to be fixtures and accessions to the freehold and a part of the realty, and all additions thereto and replacements thereof (which real property, improvements and personalty are hereinafter collectively called the "Property"); all present or future deposits, accounts, security deposits, contracts, contract rights, instruments, permits, licenses, choses-in-action or other general intangible rights of any nature whatsoever now or hereafter dealing with, affecting or concerning the Property, any portion thereof or any interest therein, and now or hereafter existing, acquired or held by Mortgagor, and derived, arising from or relating to any operation, development, ownership or management of the Property or businesses or concessions conducted on the Property, including, without limitation: (i) any agreements for the provision of utilities to all or any portion of the Property, (ii) all deposits for the use of all or any portion of the Property, (iii) all revenue arising from, growing out of, or in connection with the use and/or occupancy of the Property, and all products and proceeds of the foregoing, (iv) all of Borrower's right, title and interest in and to all deposit accounts maintained with Mortgagee or any affiliate of Mortgagee, and (v) all other items of personal property used or useful in connection with the operation of the Property, together with all accessories, parts, equipment and accessions now attached to or used in connection therewith or which may hereafter at any time be placed in or added to the Property except non-attached medical equipment, and also any and all replacements of any such property.

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TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances, unto the Mortgagee in fee simple.


And the Mortgagor hereby covenants with the Mortgagee that the Mortgagor is indefeasibly seized of the Property in fee simple (or such lesser estate as may hereinafter be identified); that the Mortgagor has full power and lawful right to convey the Property in fee simple as aforesaid; that it shall be lawful for the Mortgagee at all times peaceably and quietly to enter upon, hold, occupy and enjoy the Property; that the Property is free from all encumbrances except for those, if any, specifically approved in writing by Mortgagee prior to the date of full execution of this Mortgage; that the Mortgagor will make such further assurances to perfect the fee simple title to the Property in the Mortgagee as may reasonably be required; and that the Mortgagor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, that if all of the payments set forth in the Note shall be paid and each and every stipulation, agreement, condition and covenant of the Note and of this mortgage and all other documents now or hereafter evidencing or securing the obligations of the loan evidenced by this note (all such other documents, together with the Note and this Mortgage all as the same may hereafter be extended, increased or otherwise modified, restated or replaced, are collectively called the "Loan Documents"), shall be promptly performed, complied with and abided by, then this mortgage and the estate hereby created shall cease and be null and void.

And the Mortgagor does hereby covenant and agree with the Mortgagee as follows:

1. Payment of the Note. All and singular the principal and interest and other sums of money payable by virtue of the Note and this mortgage, or either, shall be paid promptly on the days, respectively, the same severally become due.
2. Compliance with terms of Note and mortgage. Each and every stipulation, agreement, condition and covenant set forth in the Note and in this mortgage shall be performed, complied with and abided by.
3. Payment of taxes, assessments and encumbrances. The Mortgagor shall pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on the Property, whether prior or subordinate in lien, dignity and effect to the lien of this mortgage, each in accordance with its respective terms, conditions and requirements, and, if the same are not paid promptly, the Mortgagee may at any time, before or after delinquencies, pay the same without waiving or affecting the option to foreclose or any right hereunder, and every payment so made shall become part of the indebtedness secured by this mortgage and shall bear interest from the date of expenditure by the Mortgagee at the Default Rate (as such term is defined in the Note), until paid. All such funds, together with accrued interest, shall be paid to Mortgagee on demand.
4. Maintenance of insurance and application of proceeds. The Mortgagor shall keep the buildings now or hereafter constituting a portion of the Property insured by standard fire and extended coverage policy or policies, in a sum equal to the highest insurable value, issued by a company or companies approved by the Mortgagee, such policy or policies to be held by and be payable to the Mortgagee, and in the event any sum of money becomes payable under such policy or policies, the Mortgagee shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit the Mortgagor to receive and use it or any part thereof for other purposes, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage, and if the

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Mortgagor shall fail to cause such insurance to be carried and paid for, the Mortgagee may place and pay for such insurance or any part thereof without waiving or affecting the option to foreclose or any right hereunder, and each and every such payment shall bear interest from date thereof at the Default Rate.

5. Waste. The Mortgagor shall permit, commit, or suffer no waste, impairment or deterioration of the Property, except reasonable wear and tear, and in the event of failure of the Mortgagor to keep the buildings constituting a portion of the Property or improvements thereon in good repair, the Mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof, and the full amount of each and every such payment shall be due and payable thirty days after demand, and shall be secured by the lien of this mortgage.


6. Acceleration of maturity of Note upon default. If any of the sums of money referred to in the Note or in this mortgage be not promptly and fully paid when the same severally become due and payable, or if each and every stipulation, agreement, condition and covenant of the Note, this mortgage or the other Loan Documents, is not promptly and fully performed, complied with and abided by, then: (a) all obligations under the Note and under this mortgage, including but not limited to sums advanced by the Mortgagee to protect its security or lien position in the Property or any of its rights under this mortgage, shall immediately and without further notice to Mortgagor bear interest at the Default Rate; (b) the aggregate sum mentioned in the Note, together with all other obligations under the Note, this mortgage and the other Loan Documents, shall become due and payable forthwith or thereafter at the option of the Mortgagee, as fully and completely as if the full principal amount here secured were originally stipulated to be paid on such date, anything in the Loan Documents or herein to the contrary notwithstanding; and (c) Mortgagee shall be entitled to exercise all rights and remedies available at law and in equity, including the foreclosure of this Mortgage.

7. Foreclosure of lien. If the foreclosure proceedings of any mortgage encumbering the Property or any lien on the Property of any kind should be instituted, the Mortgagee may, at its option, immediately or thereafter declare this mortgage and the indebtedness secured hereby due and payable.

8. Appointment of receiver. Until default in the performance of the covenants and agreements of this mortgage, the Mortgagor shall be entitled to collect the rents, issues and profits from the Property, but in case of a default in any of the terms of this mortgage or the filing of a bill to foreclose this or any other mortgage encumbering the Property, the Mortgagee shall immediately, and without notice and as a matter of strict right, be entitled to the appointment of a receiver of the Property and of the rents, issues, profits, prepaid rentals or security monies, deposits and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in such cases, and such appointment shall be made by such court as a matter of strict right to the Mortgagee and without reference to the adequacy or inadequacy of the value of the Property, or to the solvency or insolvency of the Mortgagor, and such rents, profits, prepaid rentals or security monies, deposits, income and revenue shall be applied by such receiver to the payment of this mortgage indebtedness, cost and charges, according to the order of such court, and such receiver may be continued in possession of the Property until the time of the sale thereof under such foreclosure and until the confirmation of such sale by the court.

9. Contest of lien. If any action or proceeding shall be commenced by any person other than the holder of this mortgage, to which action or proceeding the holder of this mortgage is made a party, or in which it shall become necessary to defend or uphold the lien of this mortgage, all sums paid by the holder of this mortgage for the expense of any litigation, including appellate proceedings, to prosecute, or defend the rights and liens created by this mortgage (including reasonable counsel fees), shall be paid by the Mortgagor, together with interest thereon at the Default Rate, and any such sum, and the interest thereon, shall be a claim upon the Property, attaching or accruing subsequent to the lien of this mortgage,

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and shall be deemed to be secured by this mortgage and evidenced by the Note. In any action or proceedings to foreclose this mortgage or to recover or collect the debt secured thereby, the provisions of law respecting the recovery of costs, disbursements and allowances shall prevail, unaffected by this covenant.

10. Condemnation. In the event that the Property, or any part thereof, shall be condemned and taken for public use under the power of eminent domain, the Mortgagee shall have the right to demand that all damages awarded for such taking shall be paid to the Mortgagee, up to the aggregate amount then unpaid on the Note and on this mortgage, and shall be applied to the payments last payable thereon.

11. Subrogation of Mortgagee. To the extent of the indebtedness of the Mortgagor to the Mortgagee described herein or secured hereby, the Mortgagee is hereby subrogated to the lien or liens and to the rights of the owner and holders thereof of each and every mortgage, lien or other encumbrance on the Property which is paid or satisfied, in whole or in part, out of the proceeds of the Note, and the respective liens of said mortgages, liens or other encumbrances shall be, and the same and each of them hereby is preserved and shall pass to and be held by the Mortgagee as security for the Note, to the same extent that it would have been preserved and would have been passed to and been held by the Mortgagee had it been duly and regularly assigned, transferred, set over and delivered unto the Mortgagee by separate deed of assignment, notwithstanding the fact that the same may be satisfied and canceled of record, it being the intention of the parties hereto that the same will be satisfied and canceled of record by the holders thereof at or about the time of the recording of this mortgage.

12. Costs and expenses of Enforcement. The Mortgagor shall pay all and singular costs, charges and expenses, including counsel fees (whether or not suit is brought or appeal taken therefrom), reasonably incurred or paid at any time by the Mortgagee because of the failure on the part of the Mortgagor to perform, comply with and abide by each and every stipulation, agreement, condition and covenant of the Note and this mortgage, or either, and every such payment shall bear interest from date of such expenditure at the Default Rate.

13. Extension of time and/or modification of terms. No extension of time or modification of the terms of the Note and this mortgage, and no release of any part or parts of the Property shall, without the consent of the Mortgagee, release, relieve, or discharge the Mortgagor from the payment of any of the sums hereby secured, but in such event the Mortgagor shall nevertheless be liable to pay such sums according to the terms of such extension or modifications unless specifically released and discharged in writing by the Mortgagee; further, acceptance of part payment of any installment of principal or interest, or both, or of part performance of any covenant or delay for any period of time in exercising the option to mature the entire debt, shall not operate as a waiver of the right to exercise such option or act upon such default, partial acceptance or any subsequent default.

14. Escrow for real estate taxes and insurance. Mortgagor shall pay escrows for taxes and insurance if required by the Note. If the Note does not require such payment, then in order more fully to protect the security of this mortgage, the Mortgagee, at its option, may at any time require that the Mortgagor pay to the Mortgagee in monthly payments, on the same dates that monthly payments are due under the Note, until all obligations under the Note and this mortgage are fully paid, the following sums in escrow: (a) an amount equal to 1/12th of the current year's real estate tax levy against the Property (if not available, the amount of the prior year's real estate tax levy will be used); and (b) an amount equal to 1/12th of the insurance premiums for coverages required by the Mortgagee. Should a deficiency exist between the escrowed amounts so paid and the amounts due, the Mortgagor shall pay the deficiency amount to Mortgagee upon demand. Provided the Mortgagee has received sufficient escrowed funds as

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herein required, the Mortgagee may, and shall upon request of Mortgagor, make the real estate tax and insurance premium payments from the escrowed funds. Notwithstanding the foregoing, the Mortgagee shall at all times have the right, after a default by Mortgagor, to apply such escrow funds to the obligations secured by the Note and this mortgage in such order as the Mortgagee deems appropriate. Any deficiency in the amount of any such aggregate monthly payment shall constitute a default under this mortgage.

15. Intentionally left blank.

16. Future advances. It is the intent hereof to secure payment of the Note whether the entire amount shall have been advanced to the Mortgagor on the date hereof or at a later date, and to secure any other amount that may be added to the mortgage indebtedness under the terms of this instrument. This mortgage secures the principal debt as set out in the Note, advances received by the Mortgagor from the Mortgagee during the term hereof, all other indebtedness that may hereafter be due, owing or existing from the Mortgagor to the Mortgagee during the existence of this mortgage, and any renewal or renewals of the Note or any other note(s) for said present or future indebtedness. Notwithstanding any provision hereof, it is the intention to secure all future advances, as defined under Chapter 697 of the Florida Statutes, made commencing with the date hereof and continuing through twenty years after date hereof, by the lien of this mortgage in all respects as though such advances had been made simultaneously with the execution hereof and secured hereby; provided, however, that all such further or future advances shall be wholly optional with the Mortgagee and further provided, however, that no such advance or advances shall cause the unpaid principal obligation here secured to exceed 500% of the original aggregate principal amount of the Note, except that there may be added to such amount interest thereon and any and all disbursements made by the Mortgagee for the payment of taxes, levies or insurance on the Property covered by the lien of this mortgage with interest on such disbursements at the Default Rate, and for reasonable attorneys' fees and court costs incurred in the collection of any or all of such sums of money, including all such fees and costs in connection with appellate proceedings.

17. Separate and cumulative rights. Mortgagor agrees that all rights of the Mortgagee arising under the provisions and covenants in this mortgage shall be separate, distinct and cumulative and that none shall be in exclusion of the other; and that, further, no act of the Mortgagee shall be construed as an election to proceed under any one provision or covenant herein to the exclusion of any other, notwithstanding anything herein to the contrary.

18. Severability. It is further mutually agreed between the parties hereto and made a specific part of this instrument, that in case any word, clause, term, phrase or paragraph used in the aforesaid Note and/or this mortgage deed should be held to be unconstitutional or illegal by any court of competent jurisdiction, the same shall not affect, alter or otherwise impair the meaning of any other word, clause, term, phrase or paragraph in said Note and mortgage deed, and the same shall stand in full force and effect and shall be obligatory upon the assignees, heirs and legal representatives of both respective parties hereto.

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19. Prior mortgages. Mortgagor represents and warrants to Mortgagee that no mortgage which encumbers all or any of the Property is prior in time and/or dignity ("Prior Mortgage") to this Mortgage. In the event this representation is not accurate, then in addition to the right of Mortgagee to exercise its other rights and remedies, Mortgagor hereby authorizes Mortgagee to expend funds and to take any other action which Mortgagee may deem necessary to satisfy in whole or in part any Prior Mortgage; all such funds and all such action taken shall be at Mortgagor's expense and any funds so expended shall become part of the indebtedness secured by this mortgage and shall bear interest from the date of expenditure by the Mortgagee at the Default Rate until paid. All such funds, together with accrued interest, shall be paid to Mortgagee on demand.

20. Gender. In this mortgage and the Note it secures, the singular shall include the plural and the masculine shall include the feminine neuter.

21. Entire agreement; modifications. This mortgage constitutes the entire agreement between the parties hereto with respect to the Property and the terms and provisions hereof may not be modified except by written instrument signed by the party to be charged.

22. Time of the essence. Time is of the essence of this contract and no waiver of any obligation hereunder or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the Note secured hereby.

23. Abandonment. If at any time while this mortgage is in default, the Property shall be abandoned, vacated or left unattended, the Mortgagee, if in its discretion such steps are necessary for the protection of the Property, shall have the right, power and authority at its option to enter upon the Property and to secure same by changing locks thereon, to paint and repair such premises, and to place signs thereon notifying that it has taken possession of the Property, and it may also place signs thereon offering to sell the Property subject to its acquisition of title thereto by foreclosure proceedings or otherwise; and any such action by the Mortgagee as described above shall not be deemed to be a trespass or trespasses or unlawful detainer upon such Property. All sums paid or advanced by the Mortgagee in the protection of the Property as herein provided shall be charged into the mortgage account and become an integral part thereof, subject in all respects to the terms, conditions and covenants of the Note and this mortgage, as fully and to the same extent as though a part of the original indebtedness evidenced by said Note and secured by this mortgage, excepting, however, that said sums shall be repaid to the Mortgagee forthwith upon its demand, together with interest on such sums at the Default Rate.

24. Assignment of Leases and Property Income. Mortgagor hereby absolutely and unconditionally assigns and transfers to Mortgagee, (i) all right, title and interest of Mortgagor in and under all leases, lettings, tenancies and licenses of the Property or any part thereof now or hereafter entered into and all amendments, extensions, renewals and guaranties thereof, all security therefor, and all moneys payable thereunder (collectively, the "Leases") and (ii) all rents, income, accounts, receivables, issues, profits, security deposits and other benefits to which Mortgagor may now or hereafter be entitled from the Property or in connection with the Leases (collectively, the "Property Income"). Mortgagor shall not otherwise assign, transfer or encumber in any manner the Leases or the Property Income or any portion thereof. Mortgagor shall have a license to collect and use the Property Income as the same becomes due and payable, revocable by Mortgagee, so long as no default has occurred, but may not collect any Property Income more than two (2) months in advance of the date the same becomes due. The assignment in this Section shall constitute an absolute and present assignment of the Leases and the Property Income, and not an additional assignment for security, and the existence or exercise of the Mortgagor's revocable license to collect Property Income shall not operate to subordinate this assignment to any subsequent assignment. The exercise by Mortgagee of any of its rights or remedies under this Section shall not be deemed or construed to make Mortgagee a mortgagee-in-possession.

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25. Assignment of property in Mortgagee's possession. As additional security for the performance and payment of all of the obligations secured hereunder, the Mortgagor pledges, transfers, assigns and delivers to the Mortgagee any and all property of the Mortgagor, of every kind and description, now or hereafter in the possession, custody or control of or in transit to or from the Mortgagee, for safekeeping or otherwise (all remittances and property to be deemed in the possession, custody or control of the Mortgagee as soon as put in transit to it by mail or carrier), and the Mortgagee is hereby given a lien for the amount of liability and indebtedness secured by this mortgage, whether or not such liability and indebtedness are due and payable, upon, and a right of set-off against, all property of every kind, whether tangible or intangible, including without limitation any balances, credits, deposits, accounts, monies, collections, drafts, bills and securities, now or hereafter in the possession, custody or control of the Mortgagee by or for the account of the Mortgagor or in which Mortgagor may have any interest; and the Mortgagee is hereby authorized and empowered at its option, without notice, to appropriate any and all of such property and apply any and all thereof and the proceeds thereof to the payment and extinguishment of the liability and indebtedness hereby secured at any time after such liability and indebtedness become payable. The Mortgagee is further hereby authorized and empowered at its option at any time after the liability and indebtedness hereby secured become payable, to sell, assign and deliver any and all of such property at any time in the possession, custody or control of the Mortgagee for the Mortgagor or in which the Mortgagor has any interest, at public or private sale, for cash, credit or for future delivery, all at the option of the Mortgagee, without further advertisement or notice of sale and without notice to the Mortgagor of intention to sell, which rights of Mortgagor are hereby expressly waived. Upon any sales at public auction or Broker's Board the Mortgagee may bid for and purchase the whole or any part of the property sold free of any right of redemption, which right Mortgagor hereby waives, relinquishes and releases. In case of any sale by the Mortgagee of any such property on credit or for future delivery, such may be retained by the Mortgagee until the selling price is paid by the purchaser and the Mortgagee shall incur no liability in case of failure of the purchaser to pay therefor; in case of any such failure, any such property may be resold. For the purposes of this paragraph, any realty of the Mortgagor encumbered by a mortgage in favor of the Mortgagee here, now or hereafter existing (the "Existing Mortgage"), shall be deemed in the possession of the Mortgagee, and the lien of the Existing Mortgage shall, by the joinder of the Mortgagor herein, be made to secure all of the obligations secured hereunder.

26. Transfer; Assumption of Mortgage. It is a requirement hereunder that written approval from the Mortgagee must be obtained prior to any sale, gift, exchange, conveyance, encumbrance or other Transfer, as defined in the Note, as to any of the Property. In the event such prior written approval has not been obtained prior to any such Transfer, the entire unpaid indebtedness under the Note and this mortgage shall be due and payable at the time of any such Transfer. In the event the Mortgagee should in its sole discretion agree to the Transfer of any Property to, and/or the assumption of this mortgage by, a third party, the Mortgagee shall have the right to require complete financial information from such transferee, and the right to charge a customary fee. In the event a Transfer should be made by the Mortgagor, and the grantee named in such Transfer fails or refuses to assume the payment of the obligations evidenced by the Note and other Loan Documents and secured by this mortgage, in accordance with their respective terms, then and in that event, at the option and upon the demand of the Mortgagee all sums of money secured hereby shall immediately become forthwith due and payable. In the event the ownership of said Property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may forbear to sue or may extend time for payment of the debt secured hereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt hereby secured.

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27. Financial statements. The Mortgagor shall furnish to the Mortgagee signed quarterly and annual unaudited statements of financial condition and profit and loss statements. Such statement shall be delivered to the Mortgagee within thirty days after the close of Mortgagor's quarterly fiscal period, and within thirty days after the close of Mortgagor's fiscal year. In the event the Note evidences a commercial or business indebtedness, the Mortgagor shall also comply with the foregoing requirement with respect to such business, whether same be in an individual, partnership or corporate capacity. The statements required by this paragraph shall be prepared in form and manner as are customarily employed by Florida certified public accountants for such purposes.

28. Construction loan. In the event this mortgage secures a construction loan, each of the terms, covenants and conditions of the construction loan agreement executed in connection with the execution of this mortgage is incorporated herein as if said construction loan agreement were set forth herein in its entirety. In the event of any conflict between the terms of this mortgage and any loan agreement, the terms of the loan agreement shall govern.

29. Uniform Commercial Code requirements. The Mortgagor hereby authorizes the Mortgagee, for so long as any obligations under the Note or this mortgage shall be outstanding, unilaterally to file any and all financing statements as necessary or proper to perfect Mortgagee's security interest in the collateral for the obligations secured by this mortgage, and unilaterally to add information to this mortgage, such as the signature of the Mortgagee and addresses of Mortgagor and/or Mortgagee, so as to comply with any requirements of the Florida Uniform Commercial Code necessary to constitute this mortgage as a security agreement and/or financing statement, and Mortgagee is further authorized in its sole discretion to file this mortgage of record containing such additional information. As to all collateral for the obligations secured by this mortgage, Mortgagee shall have all rights of a secured party under the Uniform Commercial Code of Florida as in effect from time to time.

30. Environmental representations. Mortgagor represents and warrants that (a) no asbestos, substance containing asbestos, or any other substance deemed hazardous by federal, state or local laws, rules, regulations or orders respecting such materials has been installed or constructed upon or in the improvements comprising a part of the Property, and Mortgagor has not and will not install or permit to be installed in, on or about the improvements comprising a part of the Property, any such asbestos, substance containing asbestos or other hazardous substance; and (b) the Property is free from all hazardous or toxic wastes and underground storage tanks. Mortgagor shall comply with all federal, state or local laws, regulations or orders with respect to the discharge and removal of hazardous or toxic wastes and shall keep the Property free of and from any lien imposed against the Property pursuant to such laws, regulations and orders. Mortgagor shall not knowingly install or knowingly permit to be installed on the Property any underground storage tank or any substance deemed hazardous or toxic waste by federal, state or local laws, regulations, orders and ordinances. Mortgagor shall indemnify and save Mortgagee harmless from and against any loss, cost, liability and expense which Mortgagee may incur in connection with any hazardous materials or other environmental issues arising with respect to the Property, and agrees that this covenant shall survive repayment of the obligations secured by this mortgage.

31. Security Agreement. Mortgagor covenants, warrants, represents and agrees with and to Mortgagee as follows:

(a) This mortgage constitutes a security agreement under the Uniform Commercial Code of the State of Florida (the "Code") and serves as a fixture filing in accordance with the Code. This Mortgage creates a security interest in favor of Mortgagee as secured party under the Code with respect to all property described in this Mortgage which is covered by the Code. The mention of any portion of such property in a financing statement filed in the records normally pertaining to personal property shall not

Page Eight of Eleven Pages

EC BKC

derogate from or impair in any manner the intention of Mortgagor and Mortgagee hereby declared that all items of collateral described in this Mortgage are part of the real property encumbered hereby to the fullest extent permitted by law, regardless of whether any such item is physically attached to the improvements or whether serial numbers are used for the better identification of certain items. Specifically, the mention in any such financing statement of (i) the rights in or the proceeds of any policy of insurance, (ii) any condemnation proceeds, (iii) Mortgagor's interest in any Leases or Property Income, or (iv) any other items of collateral described in this Mortgage, shall not be construed to alter, impair or impugn any rights of Mortgagee as determined by this Mortgage or the priority of Mortgagee's lien upon and security interest in such collateral. Any such mention shall be for the protection of Mortgagee in the event that notice of Mortgagee's priority of interest as to any portion of the Property is required to be filed in accordance with the Code to be effective against or take priority over the interest of any particular class of persons, including the federal government or any subdivision or instrumentality thereof.

(b) Except for the security interest granted by this Mortgage, Mortgagee is and, as to portions of the collateral described in this Mortgage to be acquired after the date hereof, will be the sole owner of all such collateral, free from any lien, security interest, encumbrance or adverse claim thereon of any kind whatsoever. Mortgagor shall notify Mortgagee of, and shall defend the collateral described in this mortgage against, all claims and demands of all persons at any time claiming the same or any interest therein.

(c) Except as otherwise provided in this mortgage, Mortgagor shall not lease, sell, convey or in any manner transfer the collateral described in this mortgage without the prior written consent of Mortgagee.

(d) The collateral described in this mortgage is not used or bought for personal, family or household purposes.

(e) The collateral described in this mortgage shall be kept on or at the Property, and Mortgagor shall not remove or permit the removal thereof from the Property without the prior consent of Mortgagee, except such portions or items of such collateral as are consumed or worn out in ordinary usage, all of which shall be promptly replaced by Mortgagor with items of equal or greater value.

(f) In the event of any change in name, identity or structure of Mortgagor, Mortgagor shall notify Mortgagee thereof and promptly after request shall execute, file and record such Code forms as are necessary to maintain the priority of Mortgagee's lien upon and security interest in the collateral described in this mortgage, and shall pay all expenses and fees in connection with the filing and recording thereof. If Mortgagee shall require the filing or recording of additional Code forms or continuation statements, Mortgagee shall be entitled, without the consent of Mortgagor, to execute, file and record such Code forms or continuation statements as Mortgagee shall deem necessary on behalf of Mortgagor as provided herein below if permitted by applicable law, and shall pay all expenses and fees in connection with the filing and recording thereof. If Mortgagee shall initially pay such expenses, Mortgagor shall promptly reimburse Mortgagee for the expenses.

(g) Mortgagor hereby irrevocably appoints Mortgagee as its attorney-in-fact, coupled with an interest, to execute in the name of and on behalf of Mortgagor any and all financing statements and continuations thereof and to file with the appropriate public office on its behalf and at its expense any financing or other statements signed only by Mortgagee, as secured party, in connection with the collateral covered by this mortgage.


Page Nine of Eleven Pages

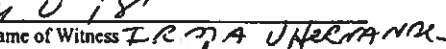
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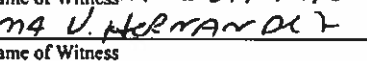
A CARBON, PHOTOGRAPHIC OR OTHER REPRODUCTION OF THIS MORTGAGE OR ANY FINANCING STATEMENT RELATING TO THIS MORTGAGE SHALL BE SUFFICIENT AS A FINANCING STATEMENT.


IN WITNESS WHEREOF, this instrument has been executed by the Mortgagor.


On the 24th month, December 22, 2005, the then entire outstanding principal balance together with all accrued and unpaid interest, if any, shall be due and payable. ("Maturity Date")


Print Name of Witness W. JOHANN


Print Name of Witness IRMA V. HERNANDEZ


Print Name of Witness W. JOHANN

Print Name of Witness IRMA V. HERNANDEZ


Emilio J. Carullo
266 Palermo Avenue, Coral Gables, FL 33134


Beatriz K. Carullo, his wife
266 Palermo Avenue, Coral Gables, FL 33134

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

SS:

The foregoing instrument was acknowledged before me this 22th day of December, 2003 by Emilio J. Carullo and Beatriz K. Carullo, his wife. They produced a driver's license as identification.



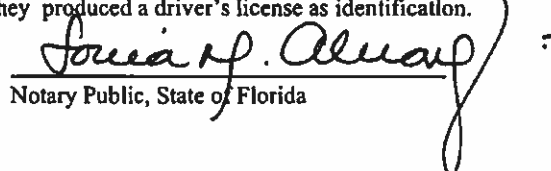

Notary Public, State of Florida
Commission # _____

EXHIBIT "A"

DESCRIPTION OF REAL PROPERTY ENCUMBERED

LOT 2, BLOCK 26 OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY,
FLORIDA.

EL BKL

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Succeeding Institution

Sabadell United Bank, National Association



Institution Details

Data as of 08/20/2021

**Institution Closed**

Merged or acquired on
08/01/2017
without government
assistance

FDIC Cert #
21837**Established**
11/25/1974**Bank Charter Class**
National Banks, member
of the Federal Reserve
Systems (FRS)**Primary Federal
Regulator**
Comptroller of the
Currency**Main Office Address**
1111 Brickell Avenue
Miami, FL 33131**Financial Information**
[Create financial reports
for this institution](#)**Consumer Assistance**
[Federal Reserve Cons...](#)**Contact the FDIC**
[Sabadell United Bank,
National Association](#)**First Horizon
Bank
Cert - 4977****FDIC Insured**
Since 01/01/1934
**Click to View
Succeeding
Institution**

See the succeeding
institution for more
information.

Get additional detailed information by selecting from the following:

[Locations](#)[History](#)[Institution Profile](#)[Other Names](#)

This information is not available for inactive institutions.

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First Horizon Bank



Institution Details

Data as of 08/20/2021

**FDIC Insured**
Since 01/01/1934**FDIC Cert #**
4977**Established**
01/01/1864**Bank Charter Class**
State Chartered Banks, member
of the Federal Reserve System
(FRS)**Primary Federal Regulator**
Federal Reserve Board**Secondary Federal Regulator**
CFPB**Main Office Address**
165 Madison Avenue
Memphis, TN 38103**Primary Website**
www.firsthorizon.com**Locations**
500 domestic locations: 12 states
and 0 territories.
0 in foreign locations.**Financial Information**
[Create financial reports for this
institution](#)**Consumer Assistance**
[Federal Reserve Consumer Help](#)**Contact the FDIC**
[First Horizon Bank](#)

Get additional detailed information by selecting from the following:

[Locations](#)[History](#)[Institution Profile](#)[Other Names](#)**500 Branch Offices**

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Results

25 ▾



1

2

3

4

5

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20



Page #

Go

UNINUM	Branch Number	Name	Address	City	County
3319	Main Office	First Horizon Bank	165 Madison Avenue Memphis, TN 38103	Memphis	Shelby
205902	1	Collierville Branch	1182 West Poplar Avenue Collierville, TN 38017	Collierville	Shelby
205903	2	Germantown Branch	7640 Popular Avenue Germantown, TN 38138	Germantown	Shelby
205904	3	Orange Mound Branch	2284 Lamar Avenue Memphis, TN 38114	Memphis	Shelby
205906	5	Raleigh Branch	3225 Austin Peay Highway Memphis, TN 38128	Memphis	Shelby
205910	9	Berclair Branch	4330 Summer Avenue Memphis, TN 38122	Memphis	Shelby
205911	10	Crosstown Branch	1338 Union Avenue Memphis, TN 38104	Memphis	Shelby

2201 North

205912	11	Watkins-Frayser Branch	5591 North Watkins Street Memphis, TN 38127	Memphis	Shelby	-
205916	15	Poplar-Plaza Branch	3409 Poplar Avenue Memphis, TN 38111	Memphis	Shelby	-
205919	18	East Poplar Branch	4990 Poplar Avenue Memphis, TN 38117	Memphis	Shelby	-
205923	22	Millington Branch	5052 Navy Road Millington, TN 38053	Millington	Shelby	-
205925	24	Parkway Village Branch	3180 Perkins Road Memphis, TN 38118	Memphis	Shelby	-
205928	27	Southland Mall Branch	1249 East Shelby Drive Memphis, TN 38116	Memphis	Shelby	-
205931	30	Laurelwood Branch	4655 Poplar Avenue Memphis, TN 38117	Memphis	Shelby	-
205933	32	Winbrook Branch	2015 East Brooks Road Memphis, TN 38116	Memphis	Shelby	-

205939	38	Kirby Woods Branch	1845 Kirby Parkway Germantown, TN 38138	Germantown	Shelby	-
205941	40	Stage Road Branch	5931 Stage Road Bartlett, TN 38134	Bartlett	Shelby	-
5871	56	Jonesborough Branch	401 West Jackson Blvd Jonesborough, TN 37659	Jonesborough	Washington	-
219601	58	Gray Branch	222 Old Gray Station Road Gray, TN 37615	Gray	Washington	-
10490	63	Kingsport Branch	235 East Center Street Kingsport, TN 37660	Kingsport	Sullivan	-
237877	68	State Street Branch	800 State Street Bristol, TN 37620	Bristol	Sullivan	-
13366	70	Morristown Branch	1112 West First North Street Morristown, TN 37814	Morristown	Hamblen	-
			206 North			

218468	75	Greeneville Branch	Main Street Greeneville, TN 37745	Greeneville	Greene	-
15445	77	Chattanooga Branch	701 Market Street Chattanooga, TN 37402	Chattanooga	Hamilton	-
205538	78	South Broad Branch	3604 Tennessee Ave Chattanooga, TN 37409	Chattanooga	Hamilton	-

RC-21-08-8583



Date: 09/26/2021

CITY OF CORAL GABLES BUILDING DEPARTMENT

RE: Safety Structural Inspection for Building Recertification (40 years or older)

Property Address: 266 PALERMO AVE CORAL GABLES, FL 33134

Folio No. 03-4117-005-6360 Case No. _____

Owner Name: 266 PALERMO PROFESSIONAL BUILDING INC

Dear Building Official:

I, RICARDO A NEYRA, P.E., with registration in the State of Florida, having performed the required structural inspection for recertification on the above referenced building (266 PALERMO AVE CORAL GABLES, FL 33134) on 09/22/2021, hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspection:

The subject building IS structurally safe for its specified use and present occupancy

Destructive tests were not performed.

This structural report contains SEVEN (7) sheets written data, and ZERO (0) sketches.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Digitally signed by
RICARDO A NEYRA
DN: c=US, o=MIAMI
ENGINEERING AND
INSPECTIONS,
ou=A01410D00000173E
1825CBC0003CEEE,
cn=RICARDO A NEYRA
Date: 2021.10.06
08:08:03 -04'00'

This item has been digitally signed and sealed
by Ricardo A Neyra, P.E. on the date adjacent
to the seal.

Printed copies of this document are not
considered signed and sealed and the
signature must be verified on any electronic
copies.

Certificate Issuer: IGC CA 1

Engineer: RICARDO A NEYRA, P.E. License No.: 78475



Miami Engineering & Inspections Inc.
State of Florida Registry - CA #30641
8850 SW 25 ST MIAMI, FL 33165
(305) 905-9601
mei@meinspections.com
<https://meinspections.com>

CITY'S

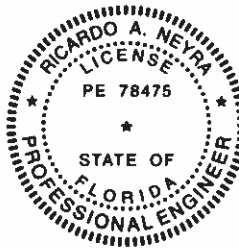
EXHIBIT

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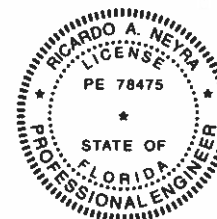


STRUCTURAL SAFETY INSPECTION REPORT FOR BUILDING RECERTIFICATION

This building safety inspection report has been based upon the minimum inspection guidelines for building recertification, as listed in the Boards of Rules and Appeals of Miami-Dade and Broward Counties. To the best of my knowledge, ability, belief and professional judgment, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonable possible.

Inspection Commenced Date: <u>09/22/2021</u> Inspection Completed Date: <u>09/22/2021</u> Firm/Registration: <u>Miami Engineering & Inspections Inc. / 30641</u> Licensed Professional Name: <u>RICARDO A NEYRA, P.E.</u> Registration/License Number: <u>78475</u> Telephone Number: <u>(305) 905-9601</u> Email Address: <u>mei@meinspections.com</u> Mailing Address: <u>8850 SW 25 ST MIAMI, FL 33165</u>	<p style="font-size: small;">This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Certificate issuer: IGC CA 1</p> <div style="text-align: center;">  </div> <p>Digitally signed by RICARDO A NEYRA DN: c=US, o=MIAMI ENGINEERING AND INSPECTIONS, ou=A01410D00000173E1825CBC0003CEEE, cn=RICARDO A NEYRA Date: 2021.10.06 08:08:46 -04'00'</p> <p>Signature, Date and Seal I am qualified to practice in the discipline in which I am hereby signing.</p> <p>No Repairs Required <input checked="" type="radio"/></p> <p>Repairs are required as outlined in the inspection report <input type="radio"/></p>																		
1. DESCRIPTION OF STRUCTURE																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">a.</td> <td>Name of Title: 266 PALERMO PROFESSIONAL BUILDING INC</td> </tr> <tr> <td>b.</td> <td>Street Address: 266 PALERMO AVE CORAL GABLES, FL 33134</td> </tr> <tr> <td>c.</td> <td>Legal Description: PB 2-46 LAWRENCE ESTATE LAND COS SUB N75FT LOTS 10 11 12 BLK</td> </tr> <tr> <td>d.</td> <td>Owner's Name: 266 PALERMO PROFESSIONAL BUILDING INC</td> </tr> <tr> <td>e.</td> <td>Owner's Mailing Address: 266 PALERMO AVE CORAL GABLES, FL 33134</td> </tr> <tr> <td>f.</td> <td>Folio Number of Property: 03-4117-005-6360</td> </tr> <tr> <td>g.</td> <td>Building Code Occupancy Classification: BUSINESS</td> </tr> <tr> <td>h.</td> <td>Present Use: DOCTOR OFFICE</td> </tr> <tr> <td>i.</td> <td>General Description: Type of Construction, Size, Number of Stories, Special Features and Comments.</td> </tr> </table> <p>BUILDING 2-STORY, BUILT IN 1951, CONCRETE SLAB ON GRADE FOUNDATION, CBS WALLS, LOW SLOPED ASPHALT MODIFIED ROLL ROOF WITH 3464 Sq.Ft ADJUSTED AREA AS A MIAMI DADE COUNTY PROPERTY APPRAISER'S RECORDS</p>		a.	Name of Title: 266 PALERMO PROFESSIONAL BUILDING INC	b.	Street Address: 266 PALERMO AVE CORAL GABLES, FL 33134	c.	Legal Description: PB 2-46 LAWRENCE ESTATE LAND COS SUB N75FT LOTS 10 11 12 BLK	d.	Owner's Name: 266 PALERMO PROFESSIONAL BUILDING INC	e.	Owner's Mailing Address: 266 PALERMO AVE CORAL GABLES, FL 33134	f.	Folio Number of Property: 03-4117-005-6360	g.	Building Code Occupancy Classification: BUSINESS	h.	Present Use: DOCTOR OFFICE	i.	General Description: Type of Construction, Size, Number of Stories, Special Features and Comments.
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MICROFILM RESEARCH IS OUT OF SCOPE OF WORK OF THIS INSPECTION																			

2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: Good, Fair, Poor, explain if significant)
1. Bulging: FAIR CONDITION
2. Settlement: FAIR CONDITION
3. Defections: FAIR CONDITION
4. Expansion: FAIR CONDITION
5. Contraction: FAIR CONDITION
b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other): NOT NOTICED
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains: FAIR CONDITION
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely dissemble: FINE if less than 1 mm in width: MEDIUM if between 1 and 2 mm in width; WIDE if over 2mm: N/A
e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals, rot or borer attack in wood: SURFACE IN FAIR CONDITION
f. Previous patching or repairs: NOT NOTICED
g. Nature of present loading, indicate residential, commercial, other estimate magnitude: PRESENT LOADING IS COMMERCIAL



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 RICARDO A NEYRA
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 INSPECTIONS,
 ou=A01410D0000017
 3E1825CBC0003CEEE,
 cn=RICARDO A NEYRA
 Date: 2021.10.06
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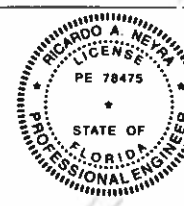
3. INSPECTION	
a. Date of notice of required inspection:	UNKNOWN
b. Date(s) of actual inspection:	09/22/2021
c. Name and qualification of individual submitting inspection report:	RICARDO A NEYRA, P.E.
d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:	NONE
e. Structural repair note appropriate line:	
1. None required	X-NOT REQUIRED
2. Required (describe and indicate acceptance)	

4. SUPPORTING DATA	
a. sheet written data:	STRUCTURAL INSPECTION REPORT CONTAINS SEVEN (7) PAGES.
b. photographs:	ZERO (0)
c. drawings or sketches:	ZERO (0)



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 CEEE, cn=RICARDO A NEYRA
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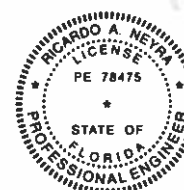
5. MASONRY BEARING WALL = Indicate on appropriate lines: Good, Fair or Poor	
a. Concrete masonry units:	FAIR CONDITION
b. Clay tile or Terra Cotta units:	N/A
c. Reinforced concrete tie columns:	FAIR CONDITION
d. Reinforced concrete tie beams:	FAIR CONDITION
e. Lintel:	FAIR CONDITION
f. Other type bond beams:	N/A
g. Masonry finishes - exterior	
1. Stucco:	FAIR CONDITION
2. Veneer:	N/A
3. Paint only:	FAIR CONDITION
4. Other:	N/A
h. Masonry finishes - interior	
1. Vapor barrier:	N/A
2. Purring and plaster:	FAIR CONDITION
3. Paneling:	N/A
4. Paint only:	FAIR CONDITION
5. Other:	N/A
i. Cracks	
1. Location - note beams, columns, other:	NOT NOTICED
2. Description:	N/A
j. Spalling	
1. Location - note beams, columns, other:	NOT NOTICED
2. Description:	N/A
k. Rebar corrosion - check appropriate line	
1. None visible:	X NOT VISIBLE
2. Minor-patching will suffice:	
3. Significant-but patching will suffice:	
4. Significant-structural repairs required:	
l. Samples chipped out for examination in spall areas	
1. No	X
2. Yes - describe color texture, aggregate, general quality	N/A



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INSPECTIONS,
ou=A01410D0000017
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cn=RICARDO A NEYRA
Date: 2021.10.06
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6. FLOOR AND ROOF SYSTEM
a. Roof: 1. Describe (flat, slope, type roofing, type roof deck, condition): FLAT ASPHALT MODIFIED ROLL ROOF OVER WOOD DECK SUPPORTED BY WOOD JOITS, IN FAIR CONDITION 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of Support: AC CONDENSING UNITS, SUPPORT IN FAIR CONDITION 3. Note types of drains and scupper and conditioning cooling towers, air condition: SCUPPER AND DOWNSPOUT IN FAIR CONDITION
b. Floor systems(s) 1. Describe (type of system framing, material, spans, condition): CONCRETE SLAB ON GRADE FOUNDATION, WOOD DECK FLOOR IN 2ND FLOOR, BOTH IN FAIR CONDITION c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: NO AREAS REQUIRED OPENING FOR INSPECTION, TYPICAL STRUCTURAL MEMBER WERE READILY ACCESIBLE

7. STEEL FRAMING SYSTEM
a. Description: N/A
b. Exposed Steel - describe condition of paint & degree of corrosion: N/A
c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection: N/A
d. Elevator sheave beams & connections, and machine floor beams – note condition: N/A



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 INSPECTIONS,
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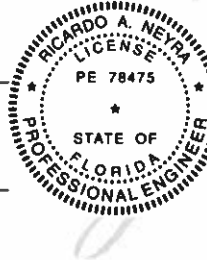
8. CONCRETE FRAMING SYSTEM
a. Full description of structural system CBS WALLS, SLAB ON GRADE FOUNDATION, CONCRETE COLUMNS, BEAMS, LINTELS, CONCRETE FLOOR, IN FAIR CONDITION.
b. Cracking
1. Not significant X
2. Location and description of members affected and type cracking N/A
c. General condition STRUCTURE IN FAIR CONDITION
d. Rebar corrosion - check appropriate line:
1. Non visible X
2. Location and description of members affected and type cracking
3. Significant but patching will suffice
4. Significant - structural repairs required (describe)
e. Samples chipped out in spall areas:
1. No. X
2. Yes, describe color, texture, aggregate. general quality:

9. WINDOWS
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) ALUMINUM, FIXED TYPE, IN FAIR CONDITION
b. Anchorage – type & condition of fasteners and latches: METAL SCREWS, IN FAIR CONDITION
c. Sealant – type of condition of perimeter sealant and at mullions: METAL SCREWS, IN FAIR CONDITION.
d. Interiors seals – type and condition at operable vents: FAIR CONDITION

e. General Condition
FAIR CONDITION



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INSPECTIONS,
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173E1825CBC0003C
EEE, cn=RICARDO A
NEYRA
Date: 2021.10.06
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10. WOOD FRAMING	
a. Type – fully describe if mill construction, light construction, major spans, trusses; ROOF AND 2ND FLOOR DECK WITH WOOD JOITS FRAMING	
b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: METAL FITTING AND PLATES IN FAIR CONDITION	
c. Joints – note if well fitted and still closed: JOINTS WELL FITTED AND STILL CLOSED	
d. Drainage – note accumulations of moisture: NO ACCUMULATION OF MOISTURE	
e. Ventilation –note any concealed spaces not ventilated: WELL VENTILED ON EAVES	
f. Note any concealed spaces opened for inspection: NOT REQUIRED	 <p>Digitally signed by RICARDO A NEYRA DN: c=US, o=MIAMI ENGINEERING AND INSPECTIONS, ou=A01410D0000017 3E1825CBC0003CEEE, cn=RICARDO A NEYRA Date: 2021.10.06 08:10:15 -04'00'</p>

ADDITIONAL COMMENTS:

This inspection was performed following the minimum guidelines for Building Recertification, laws, rules, standards of practice, policies, regulations, codes of the Municipalities, Miami-Dade and Broward Counties and State of Florida, when applicable for the type of inspection; items NOT directly specified in this report were not inspected and are OUT of the scope.

Findings have been reported according to the specifications in the appropriate form for this type of inspection.

Owner is responsible for work performed without proper authorization and to provide proper documentation when requested by the Engineer.

Research in Microfilm Section and Property Appraiser for: proper construction permits and final construction inspections granted by the Authority Having Jurisdiction (AHJ), building code violations, zoning violations, zoning resolutions, citations, liens, open and expired permits, unsafe structure cases and records in general, is OUT of the scope of this work.

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This inspection was performed, that means the Client read, understood and ORALLY AGREED with the Agreement, even if Client FAILED to produce his/her signature.

As a routine of matter, in order to avoid possible misunderstanding, nothing in this inspection report should be construed directly or indirectly to be a guarantee, home warranty or insurance policy of the future life or failure of the items inspected or any portion of the structure or its systems, expressed or implied.

Additions, changes, deletions, etc., to this Report, are prohibited.

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

DATE: 09/26/2021

RE: Case No.: _____ Folio: 03-4117-005-6360

Property Address: 266 PALERMO AVE CORAL GABLES, FL 33134

Owner Name: 266 PALERMO PROFESSIONAL BUILDING INC

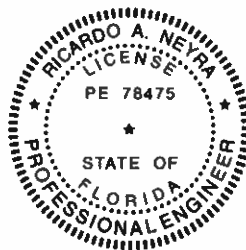
Building Description: BLDG TWO STORIES W/ADJ AREA OF 3464 SQFT

The undersigned states the following:

I am a Florida registered professional engineer or architect with active license.

On the above referenced date, I inspected the parking lot(s) servicing the above referenced building for compliance with Section 8C-6 and determined the following (check one):

- ☒ The parking lot(s) is NOT adjacent to or abutting a canal, lake or other body of water.
- ☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with section 8C-6 of the Miami Dade County.
- ☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are NOT protected by a guardrail that complies with section 8C-6 of the Miami Dade County. I have advised the property owner that he/she must obtain a permit for the installation of a guardrail and obtain all required inspection approvals to avoid enforcement action not later than _____.



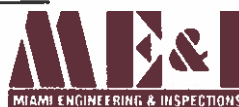
Digitally signed by RICARDO A NEYRA
DN: c=US, o=MIAMI ENGINEERING AND INSPECTIONS, ou=A01410D00000173E1825CB, C0003CEEE, cn=RICARDO A NEYRA
Date: 2021.10.06 08:12:33 -04'00'

This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Certificate Issuer: IGC CA 1

Engineer: RICARDO A NEYRA, P.E.

License No.: 78475



Miami Engineering & Inspections Inc.
State of Florida Registry - CA #30641
8850 SW 25 ST MIAMI, FL 33165
(305) 905-9601
mei@meinspections.com
<https://meinspections.com>

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

DATE: 09/26/2021

RE: Case No.: _____ Folio: 03-4117-005-6360

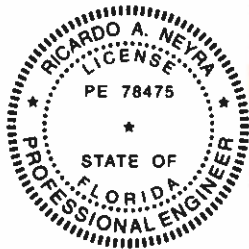
Property Address: 266 PALERMO AVE CORAL GABLES, FL 33134

Owner Name: 266 PALERMO PROFESSIONAL BUILDING INC

Building Description: BLDG TWO STORIES W/ADJ AREA OF 3464 SQFT

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with active license.
2. On 09/22/2021 at 9:00 PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum foot candle per SF: 1.60
Minimum foot candle per SF: 1.30
Maximum to Minimum ratio: 1.23 : 1.00
4. The level of illumination provided in the parking lot(s) MEETS the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami Dade County.



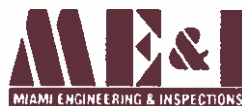
Digitally signed by RICARDO A NEYRA
DN: c=US, o=MIAMI ENGINEERING AND INSPECTIONS, ou=A01410D00000173E1825CB, C0003CEEE, cn=RICARDO A NEYRA
Date: 2021.10.06 08:12:10 -04'00'

MEASUREMENTS WERE PERFORMED USING
"DR METER" DIGITAL LED LUX METER
MODEL: LX1332B

This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Certificate Issuer: IGC CA 1

Engineer: RICARDO A NEYRA, P.E.

License No. 78475



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(305) 905-9601
mei@meinspections.com
<https://meinspections.com>

Date: 09/26/2021

CITY OF CORAL GABLES BUILDING DEPARTMENT

RE: Safety Electrical Inspection for Building Recertification (40 years or older)

Property Address: 266 PALERMO AVE CORAL GABLES, FL 33134

Folio No. 03-4117-005-6360 Case No. _____

Owner Name: 266 PALERMO PROFESSIONAL BUILDING INC

Dear Building Official:

I, RICARDO A NEYRA, P.E., with registration in the State of Florida, having performed the required electrical inspection for recertification on the above referenced building (266 PALERMO AVE CORAL GABLES, FL 33134) on 09/22/2021, hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspection:

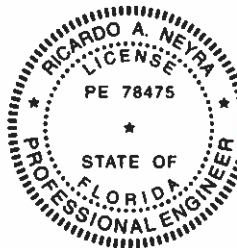
The subject building IS electrically safe for its specified use and present occupancy.

Destructive tests were not performed.

This Electrical Report contains SEVEN (5) sheets written data, and ZERO (0) sketches.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Digitally signed by RICARDO A NEYRA
DN: c=US, o=MIAMI ENGINEERING AND INSPECTIONS, ou=A01410D00000173E182 5CBC0003CEEE, cn=RICARDO A NEYRA
Date: 2021.10.06 08:08:33 -04'00'

This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal.

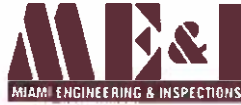
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Certificate Issuer: IGC CA 1

Engineer: RICARDO A NEYRA, P.E. License No.: 78475



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<https://meinspections.com>



ELECTRICAL SAFETY INSPECTION REPORT FOR BUILDING RECERTIFICATION

This building safety inspection report has been based upon the minimum inspection guidelines for building recertification, as listed in the Boards of Rules and Appeals of Miami-Dade and Broward Counties. To the best of my knowledge, ability, belief and professional judgment, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonable possible.

Inspection Commenced Date: 09/22/2021

Inspection Completed Date: 09/22/2021

Firm/Registration: Miami Engineering & Inspections Inc. / 30

Licensed Professional Name: RICARDO A NEYRA, P.E.

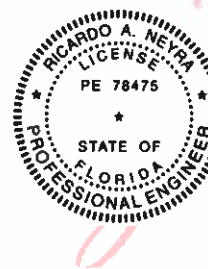
Registration/License Number: 78475

Telephone Number: (305) 905-9601

Email Address: mei@meinspections.com

Mailing Address: 8850 SW 25 ST MIAMI, FL 33165

This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Certificate Issuer: IGC CA 1



Digitally signed by RICARDO A NEYRA
DN: c=US, o=MIAMI ENGINEERING AND INSPECTIONS,
ou=A01410D00000173E1825CB0
003CEE, cn=RICARDO A NEYRA
Date: 2021.10.06 08:10:30 -0400

Signature, Date and Seal

I am qualified to practice in the discipline in which I am hereby signing.

No Repairs Required



Repairs are required as outlined in the inspection report



a.	Name of Title:	266 PALERMO PROFESSIONAL BUILDING INC
b.	Street Address:	266 PALERMO AVE CORAL GABLES, FL 33134
c.	Legal Description:	PB 2-46 LAWRENCE ESTATE LAND COS SUB N75FT LOTS 10 11 12 BL
d.	Owners Name:	266 PALERMO PROFESSIONAL BUILDING INC
e.	Owner's Mailing Address:	266 PALERMO AVE CORAL GABLES, FL 33134
f.	Folio Number of Property:	03-4117-005-6360
g.	Building Code Occupancy Classification:	BUSINESS
h.	Present Use:	DOCTOR OFFICE
i.	General Description, Type of Construction, Size, Number of Stories, and Special, Features, Comments:	

BUILDING 2-STORY, BUILT IN 1951, CONCRETE SLAB ON GRADE FOUNDATION, CBS WALLS, LOW SLOPED ASPHALT MODIFIED ROLL ROOF WITH 3464 Sq.Ft ADJUSTED AREA AS A MIAMI DADE COUNTY PROPERTY APPRAISER'S RECORDS

1. ELECTRIC SERVICE						
1. Size	Amperage	400	Fuses		Breakers	X
2. Phase	Three Phase			Single Phase		X
3. Condition:	Good		Fair	X	Repairs Required	

Comments

SERVICES AVAILABLE, 400A SINGLE PHASE IN FAIR CONDITION, ALL MAINS DISCONNECTS IDENTIFIED BY PANELS LOCATION

2. METER AND ELECTRIC ROOM						
Clearance	Good		Fair	X	Corrections Required	

Comments:

NONE

3. GUTTERS						
1. Location:		Good	X	Repairs Required		
2. Taps and Fill:		Good	X	Repairs Required		

Comments

NONE

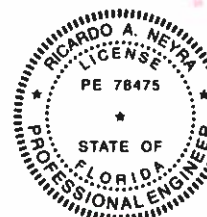
4. ELECTRICAL PANELS						
1. Panel # 1	Location: PANELS (A,B,C)					
		Good	X	Repairs Required		
2. Panel # 2	Location:					
		Good		Repairs Required		
3. Panel # 3	Location:					
		Good		Repairs Required		

Comments:

5. BRANCH CIRCUITS						
1. Identified:		Yes	X	Must be identified		
2. Conductors:	Good	X	Deteriorated	Must be replaced		

Comments:

NONE



Digitally signed by
RICARDO A NEYRA
DN: c=US, o=MIAMI
ENGINEERING AND
INSPECTIONS,
ou=A01410D00000
173E1825CBC0003
CEEE, cn=RICARDO
A NEYRA
Date: 2021.10.06
08:10:47 -04'00'

6. GROUNDING OF SERVICE			
Condition:	Good	X	Repairs Required

Comments:

NONE

7. GROUNDING OF EQUIPMENT			
Condition:	Good	X	Repairs Required

Comments:

NONE

8. SERVICE CONDUITS/RACEWAYS			
Condition:	Good	X	Repairs Required

Comments:

NONE

9. SERVICE CONDUCTORS AND CABLES			
Condition:	Good	X	Repairs Required

Comments:

NONE

10. TYPES OF WIRING METHODS			
Condition:			
Conduit Raceways:	Good	X	Repairs Required
Conduit PVC:	Good	X	Repairs Required
NM Cable	Good	X	Repairs Required
BX Cable	Good	X	Repairs Required

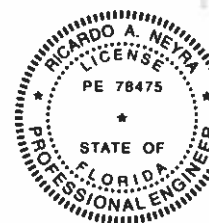
Comments:

OTHER WIRING METHODS NOT NOTICED.

11. FEEDER CONDUCTORS			
Condition:	Good	X	Repairs Required

Comments:

NONE



Digitally signed by
RICARDO A NEYRA
DN: c=US, o=MIAMI
ENGINEERING AND
INSPECTIONS,
ou=A01410D0000017
3E1825CBC0003CEEE,
cn=RICARDO A NEYRA
Date: 2021.10.06
08:11:12 -04'00'

12. EMERGENCY LIGHTING			
Condition:	Good	X	Repairs Required

Comments:

N/A

13. BUILDING EGRESS ILLUMINATION			
Condition:	Good	X	Repairs Required

Comments:

N/A

14. FIRE ALARM SYSTEM			
Condition:	Good		Repairs Required

Comments:

N/A

15. SMOKE DETECTORS			
Condition:	Good	X	Repairs Required

Comments:

NONE

16. EXIT LIGHTS			
Condition:	Good	X	Repairs Required

Comments:

NONE

17. EMERGENCY GENERATOR			
Condition:	Good		Repairs Required

Comments:

N/A

18. WIRING IN OPEN OR UNDERCOVER PARKING GARAGE AREAS			
Condition:	Good	X	Repairs Required

Comments:

NONE



Digitally signed by
RICARDO A NEYRA
DN: c=US, o=MIAMI
ENGINEERING AND
INSPECTIONS,
ou=A01410D00000
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EEE, cn=RICARDO A
NEYRA
Date: 2021.10.06
08:11:30 -04'00'

19. OPEN OR UNDERCOVER PARKING AREAS AND EGRESS ILLUMINATION			
Condition:	Good	X	Illumination required

Comments:

NONE

20. SWIMMING POOL WIRING			
Condition:	Good		Repairs Required

Comments:

N/A

21. WIRING OF MECHANICAL EQUIPMENT			
Condition:	Good	X	Repairs Required

Comments:

NONE

22. ADDITIONAL COMMENTS

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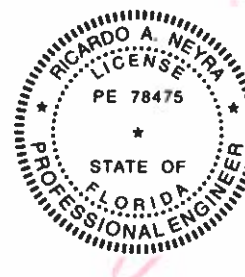
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DN: c=US, o=MIAMI
ENGINEERING AND
INSPECTIONS,
ou=A01410D00000173
E1825CBC0003CEEE,
cn=RICARDO A NEYRA
Date: 2021.10.06
08:11:50 -04'00'

Date: 09/26/2021
CITY OF CORAL GABLES
Building Department

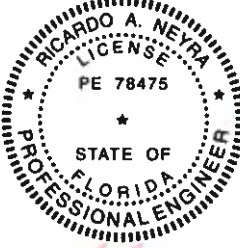
Dear Building Official:

I, RICARDO A NEYRA, P.E. with registration in the State of Florida, attest to the best of my knowledge that the method and software used to digitally sign and seal plans, specifications, plats, reports, and other documents, submitted in electronic format, complies with Florida Statutes Chapters 668 and 471, Florida Administrative Rules 61G15-23 and 61G1-16, and with the Florida Board of Professional Engineers rules.

Digital Certificate or Key Technology to digitally sign and seal electronic documents has been issued by IDEN TRUST GLOBAL COMMON ROOT CA 1 (IGC CA 1), as the Certification Authority and it is valid until 2023/08/12.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Digitally signed by
RICARDO A NEYRA
DN: c=US, o=MIAMI
ENGINEERING AND
INSPECTIONS,
ou=A01410D000001
73E1825CBC0003CE
EE, cn=RICARDO A
NEYRA
Date: 2021.10.06
08:13:02 -04'00'

Engineer: RICARDO A NEYRA License No.: 78475

Telephone number: 305-905-9601 Email address: MEI@MEINSPECTIONS.COM



City of Coral Gables
Development Services



RC-21-08-8583

266 PALERMO AVE #

Folio #: **03-4117-005-6360**

Permit Description: BUILDING
RECERTIFICATION (YEAR BUILT 1951)
UNSAFE STRUCTURES CASE 21-2945

EL _____
ME _____
PL _____

OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of/or results from these plans.
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

**Special Inspector required
for the following:**

- ☐ Special Inspector for PILING
☐ Special Inspector for REINFORCED MASONRY
☐ Special Inspector for _____

APPROVAL OF THIS SET OF PLANS DOES NOT
CONSTITUTE APPROVAL OF ANY STRUCTURE OR
CONDITION NOT IN COMPLIANCE WITH ANY
APPLICABLE CODES