



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On 4/17/2017

Property Information	
Folio:	03-4117-005-6370
Property Address:	260 PALERMO AVE Coral Gables, FL 33134-6606
Owner	SLS PROPERTY HOLDINGS LLC
Mailing Address	1825 PONCE DE LEON BLVD #565 CORAL GABLES, FL 33134 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,757 Sq Ft
Lot Size	5,000 Sq Ft
Year Built	1957



Assessment Information			
Year	2016	2015	2014
Land Value	\$690,000	\$690,000	\$690,000
Building Value	\$452,000	\$761,120	\$370,000
XF Value	\$0	\$0	\$0
Market Value	\$1,142,000	\$1,451,120	\$1,060,000
Assessed Value	\$1,142,000	\$1,166,000	\$1,060,000

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction		\$285,120	

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

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,142,000	\$1,166,000	\$1,060,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,142,000	\$1,451,120	\$1,060,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,142,000	\$1,166,000	\$1,060,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,142,000	\$1,166,000	\$1,060,000

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

Version

CITY'S

EXHIBIT 1



OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/17/2017

Property Information

Folio: 03-4117-005-6370

Property Address: 260 PALERMO AVE

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CC	6600	Square Ft.	5,000.00	

Building Information						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1957			2,629	
1	2	1966			2,128	

Extra Features			
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.			
Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	1967	7.5	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1957	7.5	

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Version



OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/17/2017

Property Information

Folio: 03-4117-005-6370

Property Address: 260 PALERMO AVE

Full Legal Description
C GABLES CRAFTS SEC PB 10-40
LOTS 3 & 4 BLK 26
LOT SIZE 50.000 X 100
OR 17353-4964 0996 1

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/10/2015	\$1,410,500	29891-0294	Qual by exam of deed
09/01/1996	\$335,000	17353-4964	Sales which are qualified
03/01/1996	\$0	17240-0631	Sales which are disqualified as a result of examination of the deed
12/01/1982	\$360,000	11654-2319	Sales which are qualified
12/01/1982	\$0	11661-1573	Sales which are disqualified as a result of examination of the deed

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Version:

260 Palermo Avenue

<p><u>Owner</u> SLS Property Holdings, LLC 260 Palermo Ave Coral Gables, FL 33134-6606</p>	<p><u>Owner (Registered Agent)</u> Salzedo Apts Reph, LLC c/o M&M RA Services, LLC Registered Agent 3001 SW 3 Ave Miami, FL 33129-2709</p>
<p><u>First Mortgagee</u> Coconut Grove Bank 2701 S Bayshore Dr Miami, FL 33133-5309</p>	

260 PALERMO AVENUE





Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-15-11-5015	11/03/2015	260 PALERMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/06/2015	11/06/2015	0.00
ME-13-07-0826	07/12/2013	260 PALERMO AVE	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT \$3000 3.5 ton on roof package unit.	final	07/16/2013	07/22/2013	0.00
ME-15-08-4735	08/17/2015	260 PALERMO AVE	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT A/C CHANGE OUT 3.5 TON/ 10 KW (COMMERCIAL) \$5,950	final	08/18/2015	08/24/2015	0.00
PU-15-04-5346	04/27/2015	260 PALERMO AVE	PUBLIC RECORDS SEARCH	REQ A CD OF PERMITS 13949 19073 98030198	final	04/27/2015	04/27/2015	0.00
PU-15-12-4806	12/03/2015	260 PALERMO AVE	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT 98030198	final	12/03/2015	12/03/2015	0.00
RC-17-04-1594	04/12/2017	260 PALERMO AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1966 - BUILDING ADDITION ONLY) CONSTRUCTION REGULATION BOARD CASE #17-5965 AND UNSAFE STRUCTURES FEE	approved			980.63

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

CITY'S

EXHIBIT 2



**City of Coral Gables
Fire Department**

Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	ALAS International	Inspection Date:	2/19/2016
Address:	260 Palermo Avenue	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Terrance J. Daniel 305-441-5776 tdaniel@coralgables.com
Suite:	9	Occ. Sq. Ft.:	225

No violations noted at this time.

**Company
Representative:**

Gerardo Rodriguez
305-441-50773
2/19/2016 10:49:04 AM
Signature valid only in mobile-eyes documents

Gerardo Rodriguez
2/19/2016

Inspector:

Terrance J. Daniel
305-441-50773
2/19/2016 10:49:04 AM
Signature valid only in mobile-eyes documents

Terrance J. Daniel
2/19/2016

CITY'S

EXHIBIT

3



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3931 9043 5305

SLS PROPERTY HOLDINGS LLC
C/O M&M RA SERVICES LLC
3001 SW 3 AVENUE
MIAMI, FL 33129

RE: 260 PALERMO AVE, CORAL GABLES, FL.
FOLIO # 03-4117-005-6370
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1966.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(4), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

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

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

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

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

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S Composite
EXHIBIT 4

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
SLS PROPERTY HOLDINGS LLC
C/O M&M RA SERVICES LLC
3001 SW 3 AVENUE
MIAMI, FL 33129



9590 9402 1194 5246 9259 74

2. Article Number (Transfer from service label)
91-7108-2133-3931-9043-5305

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (printed name)
Lissette Rose

C. Date of Delivery

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

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

PS Form 3811, July 2015 PSN 7530-02-000-9053

2016 Recent.

Domestic Return Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 17-5965

vs.

SLS PROPERTY HOLDINGS, LLC
260 Palermo Avenue
Coral Gables, Florida 33134-6606

Return receipt number:
91 7108 2133 3932 6150 7344

Respondent.

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

Date: April 28, 2017

Re: **260 Palermo Avenue**, Coral Gables, Florida 33134-6606, and legally described as Lots 3 & 4, Block 26, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-6370 ("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-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

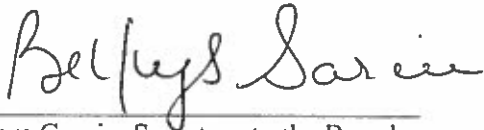
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on May 15, 2017, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.



Belkys Garcia, Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

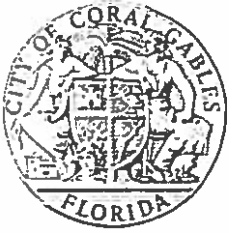
Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

C:

Salzedo Apartments Reph. LLC, c/o M & M RA Services, LLC, 3001 S.W. 3rd Avenue, Miami, Florida 33129-2709
Coconut Grove Bank, 2701 S. Bayshore Drive, Miami, Florida 33133-5309



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 17-5965

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 260 PALERMO AVE, ON 4-28-17
AT 9:40 am.

EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

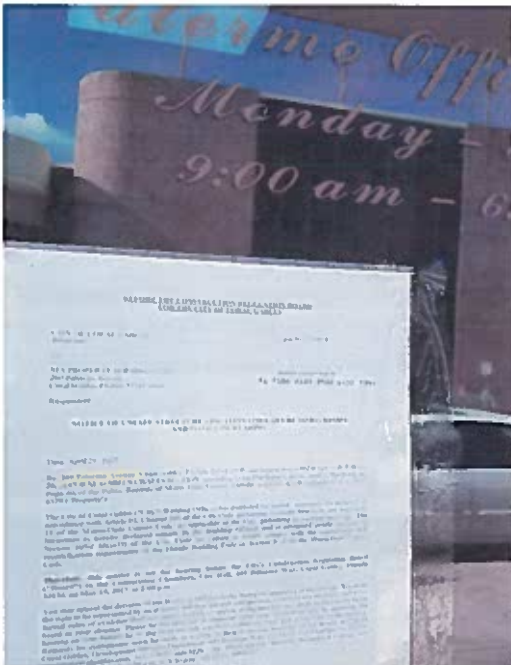
Sworn to (or affirmed) and subscribed before me this 28th day of April, in
the year 2017, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

260 PALERMO AVENUE



This Instrument Prepared by:
Primary Title Services, Inc.
2 South University Drive, Suite 325
Plantation, Florida 33324

CFN 20150792469 BOOK 29891 PAGE 294
DATE 12/16/2015 08:30:31 AM
DEED DOC 8,463 00
SURTAX 6,347.25
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

RECORD AND RETURN TO:
Kimberly A. Abrams & Associates, P.A.
2689 Sterling Road, #A105
Fort Lauderdale, Florida 33312

Property Appraisers Parcel Identification
Folio Number(s): 03-4117-005-6370

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made and executed the 10 day of December, 2015, by ROSA ALINA ZAMORA, a single woman, whose post office address is 2709 Columbus Blvd, Coral Gables, Florida 33134, hereinafter called the Grantor, to SLS PROPERTY HOLDINGS, LLC, a Florida limited liability company, whose post office address is 1825 Ponce De Leon Boulevard, Suite 565, Coral Gables, Florida 33134, hereinafter called the Grantee.

(Wherever 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, wherever the context so admits or requires)

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land, situate in Miami-Dade County, State of Florida, viz:

Lots 3 and 4, Block 26, of CORAL GABLES CRAFT SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

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

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

And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

IN Witness Whereof, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature: GYVONNE GARCIA

Signature
Rosa Alina Zamora

Witness Signature: JOSE GONZALEZ

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

This foregoing instrument was acknowledged before me this 10 day of December, 2015 by Rosa Alina Zamora. Said person(s) is personally known to me.

NOTARY RUBBER STAMP SEAL

Notary Signature
Print Name





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

Detail by Entity Name

Florida Limited Liability Company
SLS PROPERTY HOLDINGS, LLC

Filing Information

Document Number L15000079105
FEI/EIN Number N/A
Date Filed 05/05/2015
State FL
Status ACTIVE

Principal Address

260 Palermo Avenue
CORAL GABLES, FL 33134

Changed: 02/24/2017

Mailing Address

260 Palermo Avenue
CORAL GABLES, FL 33134

Changed: 02/24/2017

Registered Agent Name & Address

M&M RA SERVICES, LLC
3001 SW 3 AVENUE
MIAMI, FL 33129

Authorized Person(s) Detail

Name & Address

Title MGR

Sheehan, Michael
260 Palermo Avenue
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2016	04/18/2016
2017	02/24/2017

Document Images

<u>02/24/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/05/2015 -- Florida Limited Liability</u>	View image in PDF format

This Instrument Prepared By:
MARK A. JACOBS, ESQUIRE
Bergman and Jacobs, P.A.
2001 Hollywood Boulevard
Suite 200
Hollywood, Fl. 33020

MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES, RENTS AND PROFITS

(IMPROVED PROPERTY LOCATED IN FLORIDA)
(SECURING A PROMISSORY NOTE IN THE AMOUNT OF \$ 980,000.00)

THIS MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS,
LEASES AND PROFITS (hereinafter "Mortgage") is made this 10th day of December, 2015, by
and between:

SLS PROPERTY HOLDINGS, LLC,
a Florida limited liability company

(hereinafter "**Borrower**"),

Mailing Address: 260 Palermo Avenue
Coral Gables, Fl. 33134

AND

COCONUT GROVE BANK
a Florida chartered bank

Mailing Address: 2701 S. Bayshore Drive
Miami, Fl. 33133

("Lender;" such term includes all successors and assigns, immediate or remote, and all subsequent
holders, if any, of the Promissory Note which this Mortgage secures.)

1. Granting of Mortgaged Property. Borrower, for and in consideration of the principal sum
specified in the promissory note hereinafter described, received by Borrower from Lender, the
receipt and sufficiency of which is hereby acknowledged, hereby mortgages to Lender, its
successors and assigns forever, all of Borrower's estate, right, title and interest in, to and under, and
grants to Lender a security interest in, any and all of the following described property which is
(except where the context otherwise requires) herein collectively called the "Mortgaged Property,"
whether now owned or held or hereafter acquired, such term also referring to any part or parcel
hereof:

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 3 and 4, Block 26, of CORAL GABLES CRAFT SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Coconut Grove Bank (FDIC # 8018)

Active Insured Since January 1, 1934

Data as of: April 5, 2017

Coconut Grove Bank is an active bank

FDIC Certificate#:	8018	Established:	July 12, 1926	Corporate Website:	http://www.coconutgrovebank.com
Headquarters:	2701 South Bayshore Drive Miami, FL 33133 Miami-Dade County	Insured:	January 1, 1934	Consumer Assistance:	http://www.FederalReserveConsumerHelp.gov
		Bank Charter Class:	Member of the Federal Reserve System	Contact the FDIC about:	Coconut Grove Bank
Locations:	5 domestic in 1 states, 0 in territories, and 0 in foreign locations	Regulated By:	Federal Reserve Board		

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

Showing 1 to 5 of 5 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
447940	4	Aventura Branch	20801 Biscayne Boulevard	Miami-Dade	Aventura	FL	33180	Full Service Brick and Mortar Office	02/06/2006	
453035	5	Coral Gables Branch	2151 South Le Jeune Road Suite 100	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	08/01/2005	
5101		Coconut Grove Bank	2701 South Bayshore Drive	Miami-Dade	Miami	FL	33133	Full Service Brick and Mortar Office	07/12/1926	
364357	3	Palmetto Bay Branch	14695 South Dixie Highway	Miami-Dade	Miami	FL	33176	Full Service Brick and Mortar Office	03/04/2002	
493107	6	South Miami Branch	6400 S. Dixie Highway	Miami-Dade	South Miami	FL	33143	Full Service Brick and Mortar Office	12/15/2008	