



CITY OF CORAL GABLES, FLORIDA
OFFICE OF THE CITY CLERK

APPLICATION FOR APPEAL

NAME: F.W. ZEKE GUILFORD
ADDRESS: 400 University Dr. Suite 201 Coral Gables, Fla. 33134
PHONE: 305-446-8411
Email: z guilfordassoc.com

The undersigned hereby appeals the decision of the following:

- Check one
- BOARD OF ADJUSTMENT
 - BOARD OF ARCHITECTS
 - CONCURRENCY DETERMINATION
 - HISTORIC PRESERVATION BOARD
 - PLANNING AND ZONING BOARD
 - TREE PROTECTION APPEALS COMMITTEE

made at its meeting of June 16, 2016, in which it () granted, () denied
Application No. LHD-2016-08, for property located at 229 Ridgewood Road
and legally described as Lots 9 and 10, Block 2, COCONUT GROVE MANOR,
according to the plat thereof, as recorded in Plat Book 17 at
Page 19

- Check of \$300.00 Appeal/Aggrieved Party Fee made out to the City of Coral Gables (Z.C. §24-8(a)5 and Z.C. §26-2)
- Waiver of appeal fee pursuant to Res. No. 2014-224 (As Amended).

Describe what is being appealed (use separate sheet if necessary):

Appealing a decision of the Historic Preservation Board's decision to declare the property located at 229 Ridgewood Road as historic.

Signature of Applicant

6.21.2016
Date

2016 JUN 23 AM 11:17
CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE
CITY CLERK

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

GUILFORD & ASSOCIATES, P.A.

400 University Dr.
Ste. 20
Coral Gables, FL 33134
305-746-8411

City National Bank of Florida
Coral Gables Branch
2855 Leventine Road
Coral Gables, FL 33134

9682

6/23/2016

63-436
660

CITY OF CORAL GABLES

\$300.00

Pay to the Order of

THREE HUNDRED AND 00/100 ***** DOLLARS

CITY OF CORAL GABLES

John W. Guilford

APPEAL FEE - 229 RIDGEWOOD RD - KENT

SECURITY HAS A COLORED BACKGROUND. BORDER CONTAINS MICROPRINTING

⑈009682⑈ ⑆066004367⑆ 5001575178⑈

RECEIPT

DATE

6/23/2016

No.

973409

RECEIVED FROM

Zeke Guilford

\$300.00

DOLLARS

FOR FOR R CASH CHECK MONEY ORDER CREDIT CARD

ACCOUNT	
PAYMENT	<i>300.00</i>
BAL. DUE	<i>0</i>

FROM *check # 9682*

City Clerk Office



Historical Resources &
Cultural Arts

June 7, 2016

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

Frederick J. Kent
229 Ridgewood Road
Coral Gables, FL 33133

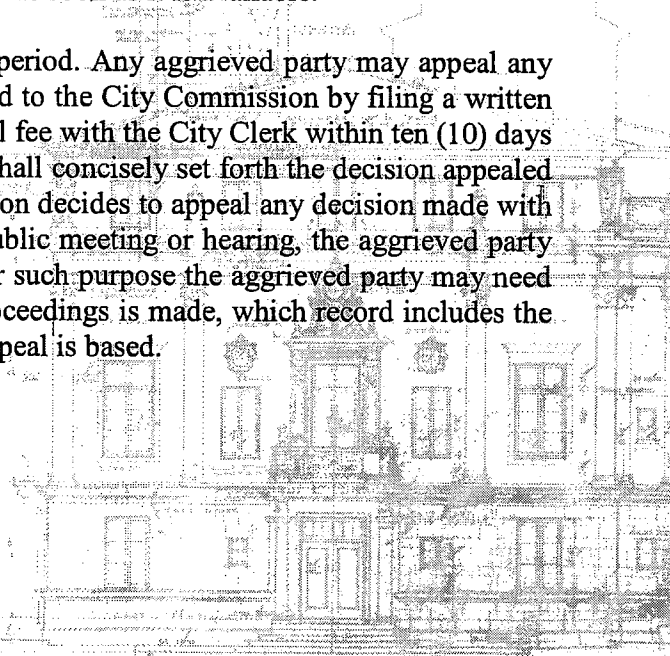
Re: Local Historic Designation of 229 Ridgewood Road

Dear Mr. Kent:

This letter is to confirm the results of the Historic Preservation Board meeting of June 16, 2016. The Board met to review a request for Local Historic Designation of the property located at 229 Ridgewood Road, legally described as Lots 9 & 10, Block 2, Coconut Grove Manor, according to the Plat thereof, as recorded in Plat Book 17, at Page 19 of the Public Records of Miami-Dade County, Florida.

The Board found that the property is significant to Coral Gables history and thus deemed it a local historic landmark, listing it on the Coral Gables Register of Historic Places. As a result, any plans for modifications to your property should first be submitted to the Historical Resources & Cultural Arts Department for review. A copy of the Board's resolution will be forwarded as soon as it is available.

Please note that there is a ten day appeal period. Any aggrieved party may appeal any decision of the Historic Preservation Board to the City Commission by filing a written Notice of Appeal and the applicable appeal fee with the City Clerk within ten (10) days from the date of the decision. The notice shall concisely set forth the decision appealed and the grounds for the appeal. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, the aggrieved party will need a record of the proceedings. For such purpose the aggrieved party 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 based.



We look forward to working with you in the future and should you have questions, feel free to contact the Historical Resources & Cultural Arts Department.

Sincerely,



ElizaBeth Bede Guin
Historic Preservationist

encl.

cc: Antonio Delgado, 480 W. 84th Street, #201, Hialeah, FL 33014
Guilford & Associates, P.A., 400 University Drive, Suite 201, Coral Gables, FL 33134
Anne F. Platt, Coldwell Banker Residential Real Estate, 4000 Ponce de Leon Blvd., Suite 700, Coral Gables, FL 33146
Craig Leen, City Attorney
Miriam S. Ramos, Deputy City Attorney
Walter Foeman, City Clerk
William Miner, Building Director
Ramon Trias, Planning and Zoning Director
GIS Coordinator via Gee Ming Chow, IT Director

Guilford & Associates, P.A.
Attorneys at Law

August 11, 2016

F. W. ZEKE GUILFORD

E-MAIL: ZGUILFORD@GUILFORDASSOC.COM

Mr. Walter Foeman
City Clerk
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

400 UNIVERSITY DRIVE
SUITE 201
CORAL GABLES, FLORIDA 33134
TEL (305) 446-8411
FAX (305) 446-0563

2016 AUG 11 AM 10:29
CITY OF CORAL GABLES
OFFICE OF THE CLERK
RECEIVED

Re: Appeal of Historic Designation / 229 Ridgewood Road

Dear Mr. Foeman:

This letter shall serve as our appeal of the June 16, 2016, decision of the Historic Preservation Board to designate the property located at 229 Ridgewood Road as historic. We believe that this designation is in error.

As a means of background, the residence consisting of one thousand eight hundred seventy (1,870) adjusted square feet. The lot that the house sits on is sixteen thousand one hundred (16,100) square feet. The residence was constructed in 1938 between the great depression and World War II. Due to the period that the house was constructed, it lacks the detail of other Mediterranean jewels located in the city nor does it contain the modern designs of the art deco architecture that was prevalent during these years (1920's to the start of World War II). The residence is not significant and adds nothing to the history of Coral Gables nor is the residence one that should be preserved.

This matter came to the attention of the Historical Resources department, when a proposed buyer of the property requested a historical significance determination. The proposed purchaser desired to demolish the existing structure and build a new residence on the property. Based upon the determination of staff that the property was historically significant, the purchaser did not proceed with the sale.

When we were notified of the department's decision that it was their opinion that the house was historically significant, we had an inspection of the house performed. That inspection indicated that residence need approximately one hundred and fifty thousand (\$150,000.00) dollars in repairs. The report does not include a mold inspection, but the inspection does indicate the presence of mold. Some of the highlights of the inspections are: all the windows need to be replaced, replacement of floor joist system, new plumbing and air conditioning, roof repairs are required as well as the floors are buckling. Nothing inside the house is salvageable. The report also indicates that due to the age of the finishes that they need to be updated as well.

The architecture of the residence is considered to be minimal traditional (a term which I have never heard before). In two studies prepared by Janus Research in 2000 and 2004, they identified 44 residences of this particular style. It should be noted that the two reports were limited to certain areas of the city. Of the 44 residences, two have been demolished, one did not exist, and all of the lots were smaller than the one at 229 Ridgewood Road. Twenty five (25) of the residences were less than half the size of the subject lot, all were one story, all had roofs covering the entire structure (living area and the garage), there were no houses larger than 2,200 and all were in better shape than this residence.

The Janus Reports state that during this period “Merrick’s initial Mediterranean theme and plan for the City was generally disregarded. The evolution of the area’s architecture was illustrated in the more understated Masonry Vernacular, Colonial Revival, and Art Moderne buildings”. The report further provides that “minimal traditional buildings still reflect a combination of influences from earlier house styles such as Tudor or Colonial Revival”.

The report also points out that “[c]ommon attributes of the style include low or moderate roof pitches, very little roof overhang and front-facing gables. A hipped roof is not uncommon and shed or accentuated gable entrances tend to be centrally located. Typically these one-story houses also have prominent exterior chimneys, integral garages and vents in the gable ends. Other features include exposed rafter tails, wing walls, brick planters and brick details.... Shutter often flank the windows”.

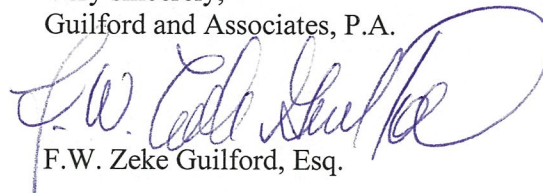
In contrast, the residence at 229 Ridgewood Road is not Tudor or Colonial Revival in architectural style. It maintains a standard overhang without rafter tails, does not have a gabled entrance or roof, does not have brick planters and only four (4) of the thirteen (13) windows have shutters. When compared to the Janus report, key elements are missing from the subject residence.

While the architect is not the reason that staff deemed the property historically significant, the architect of the residence did design many buildings during this period. The two (2) building most familiar with people, which are located in the City of Coral Gables would be Java Head, the former home of Dr. and Sally Jude and the Montgomery Museum, located at Fairchild Tropical Gardens. Both of these structures are significantly better examples of architecture during this period than the subject property.

The current owner of his family have lived at this house since 1947. Mr. Kent, the son, is eighty-eight years old. He does not have a wife or children to help with the maintenance of the residence. At this point in his life, all he wants to do is move to an adult living facility and live out the remaining years of his life. Unfortunately, all of his equity is tied up in the property. This is why Mr. Kent listed the property for sale. The realtor prepared two (2) reports, one determining the value of the property as vacant and the other with the residence remaining on the property. There is over a two hundred thousand (\$200,000.00) dollar difference between the two analyses. When the cost of the repairs are factored into the equation, it put the discrepancy over three hundred thousand (\$300,000.00) dollars. This is a considerable amount of money that Mr. Kent won’t realize from the sale of the property to take care of him for his remaining years if the residence is deemed historic.

Based upon the foregoing, we believe that this residence does not contain key elements of the minimal traditional style to deem it historic. Further, based upon the condition of the residence, there are better examples of the minimal traditional style that would allow this residence to be demolished and we would ask the City Commission to grant this appeal of the decision of the Historic Preservation Board.

Very sincerely,
Guilford and Associates, P.A.



F.W. Zeke Guilford, Esq.

2016 AUG 11 AM 10:29
CITY OF CORAL GABLES
RECEIVED BY THE CLERK

Contracts
Regarding the Sale
Of
229 Ridgewood Road

2016 AUG 11 AM 10:30
CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

1

1* PARTIES: FREDERICK J KENT ("Seller"),
2* and _____ ND OR ASSIGNS ("Buyer"),
3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
4 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And
5 Purchase and any riders and addenda ("Contract");

6 1. PROPERTY DESCRIPTION:

- 7* (a) Street address, city, zip: 229 RIDGEWOOD RD, CORAL GABLES, FL 33133
8* (b) Property is located in: MIAMI-DADE County, Florida. Real Property Tax ID No.: 03-4129-024-0170
9* (c) Real Property: The legal description is COCONUT GROVE MANOR PB 17-19 LOTS 9 & 10 BLK 2
10 LOT SIZE 115.000 X 140

11
12 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and
13 attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or
14 by other terms of this Contract.

- 15 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items
16 which are owned by Seller and existing on the Property as of the date of the initial offer are included in the
17 purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s),
18 drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security
19 gate and other access devices, and storm shutters/panels ("Personal Property").
20* Other Personal Property items included in this purchase are: check what be taken

21
22 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.

- 23* (e) The following items are excluded from the purchase:
24 _____
25 _____

26 PURCHASE PRICE AND CLOSING

27* 2. PURCHASE PRICE (U.S. currency): \$ 925,000.00

- 28 (a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION) \$ 46,250.00

29* The initial deposit made payable and delivered to "Escrow Agent" named below
30 (CHECK ONE): (i) accompanies offer or (ii) is to be made within 3 (if left
31 blank, then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN
32* OPTION (ii) SHALL BE DEEMED SELECTED.

33* Escrow Agent Information: Name: associates Law, P.A.

34* Address: Dixie Hwy #163, Coral Gables FL 33146

35* Phone: (305) 905-1518 E-mail: nicole@drivedevelopmentllc.com Fax: _____

- 36* (b) Additional deposit to be delivered to Escrow Agent within _____ (if left blank, then 10)
37 days after Effective Date \$ _____

38* (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")

- 39* (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8 \$ _____

- 40* (d) Other: \$ _____

- 41* (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
42* transfer or other COLLECTED funds \$ 878,750.00

43* NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.

44 3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:

- 45* (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before
46* March 14, 2016 5:00 PM, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned
47* to Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the
48* day the counter-offer is delivered.

- 49* (b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or
50* initialed and delivered this offer or final counter-offer ("Effective Date").

51 4. CLOSING DATE: Unless modified by other provisions of this Contract, the closing of this transaction shall occur
52* and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered
("Closing") on w/in 90 Days From Effective Date ("Closing Date"), at the time established by the Closing Agent.

Buyer's Initials DC
FloridaRealtors/FloridaBar-ASIS-4x

Seller's Initials _____

2



"AS IS" Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

1st PARTIES: _____ Frederick J. Kent _____ ("Seller"),
 2nd and _____ ("Buyer"),
 3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
 4 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And
 5 Purchase and any riders and addenda ("Contract"):

1. PROPERTY DESCRIPTION:

- 7th (a) Street address, city, zip: 229 Ridgewood Rd , Coral Gables, FL 33133-6613
- 8th (b) Property is located in: Miami-Dade County, Florida. Real Property Tax ID No.: 03-41-29-024-0170
- 9th (c) Real Property: The legal description is 29 54 41 COCONUT GROVE MANOR PB 17-19 LOTS 9 & 10 BLK 2
LOT SIZE 115.000 X 140 OR 16468-2532 0794 5

12 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and
 13 attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or
 14 by other terms of this Contract.

- 15 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items
 16 which are owned by Seller and existing on the Property as of the date of the initial offer are included in the
 17 purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s),
 18 drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security
 19 gate and other access devices, and storm shutters/panels ("Personal Property").
 20 Other Personal Property items included in this purchase are: N/A

22 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.

- 23 (e) The following items are excluded from the purchase: N/A

PURCHASE PRICE AND CLOSING

25
 26th 2. PURCHASE PRICE (U.S. currency):..... \$ 1,052,000.00

- 27th (a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION) \$ 10,000.00

28 The initial deposit made payable and delivered to "Escrow Agent" named below
 29 (CHECK ONE): (i) accompanies offer or (ii) is to be made within 2 (if left
 30 blank, then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN
 31 OPTION (ii) SHALL BE DEEMED SELECTED.

32 Escrow Agent Information: Name: E Jr, P.A.
 33 Address: 1200 Brickell Ave, Ste 1440, Miami, FL 33131
 34 Phone: 3053759510 E-mail: relaw.com Fax: 3056753160

- 35th (b) Additional deposit to be delivered to Escrow Agent within 10 (if left blank, then 10) 80,000
 36 days after Effective Date \$ 95,000.00

37 (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")

- 38th (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8
- 39th (d) Other:
- 40 (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
 41 transfer or other COLLECTED funds \$ 947,000.00

42 NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.

3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:

- 44 (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before
 45 March 17, 2016, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned
 46 to Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the
 47 day the counter-offer is delivered.

- 48 (b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or
 49 initialed and delivered this offer or final counter-offer ("Effective Date").

50 4. CLOSING DATE: Unless modified by other provisions of this Contract, the closing of this transaction shall occur
 51 and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered
 52 ("Closing") on April 14, 2016 ("Closing Date"), at the time established by the Closing Agent.

Buyer's Initials GAM CRM
 FloridaRealtors/FloridaBar-ASIS-4x

Seller's Initials [Signature]

3



Vacant Land Contract

1. Sale and Purchase: Frederick Kent ("Seller") and (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property") described as:

Address: 229 Ridgewood Rd, Coral Gables, FL 33133-6613
Legal Description: 29 54 41 COCONUT GROVE MANOR PB 17-19 LOTS 9 & 10 BLK 2 LOT SIZE 115.000 X 140 OR 16468-2532 0794 5

SEC 29 /TWP 03 /RNG 41 of Miami-Dade County, Florida. Real Property ID No.: 03-41-29-024-0170 including all improvements existing on the Property and the following additional property:

2. Purchase Price: (U.S. currency) \$ 1,100,000.00

All deposits will be made payable to "Escrow Agent" named below and held in escrow by: Escrow Agent's Name: J. Group PA

Escrow Agent's Contact Person: Escrow Agent's Address: 641 Miami, FL 33166

Escrow Agent's Phone: 786-512-5884

Escrow Agent's Email: com

(a) Initial deposit (\$0 if left blank) (Check if applicable)

[] accompanies offer
[X] will be delivered to Escrow Agent within days (3 days if left blank) after Effective Date

(b) Additional deposit will be delivered to Escrow Agent (Check if applicable) \$ 50,000.00

[X] within 16 days (10 days if left blank) after Effective Date
[] within days (3 days if left blank) after expiration of Feasibility Study Period

(c) Total Financing (see Paragraph 5) (express as a dollar amount or percentage) \$ 150,000.00

(d) Other: \$

(e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations) to be paid at closing by wire transfer or other Collected funds \$ 900,000.00

(f) [] (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The unit used to determine the purchase price is [] lot [] acre [] square foot [] other (specify): prorating areas of less than a full unit. The purchase price will be \$ per unit based on a calculation of total area of the Property as certified to Seller and Buyer by a Florida licensed surveyor in accordance with Paragraph 7(c). The following rights of way and other areas will be excluded from the calculation:

3. Time for Acceptance; Effective Date: Unless this offer is signed by Seller and Buyer and an executed copy delivered to all parties on or before March 20, 2016, this offer will be withdrawn and Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days after the date the counter offer is delivered. The "Effective Date" of this contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer.

4. Closing Date: This transaction will close on April 22, 2016 ("Closing Date"), unless specifically extended by other provisions of this contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Feasibility Study periods. However, if the Closing Date occurs on a Saturday, Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business day. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property insurance, Buyer may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If this transaction does not close for any reason, Buyer will immediately return all Seller provided documents and other items.

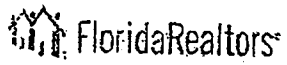
Buyer (AD) and Seller (A) acknowledge receipt of a copy of this page, which is 1 of 7 pages.

Effective Date March 19, 2016

4



"AS IS" Residential Contract For Sale And Purchase
THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



1* PARTIES: FREDERICK J. KONT ("Seller"),
2* and _____ ("Buyer"),

3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
4 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And
5 Purchase and any riders and addenda ("Contract");

6 1. PROPERTY DESCRIPTION:
7* (a) Street address, city, zip: 229 RIDGEWOOD ROAD CORAL GABLES FL
8* (b) Property is located in: _____ County, Florida. Real Property Tax ID No.: _____
9* (c) Real Property: The legal description is _____

10 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and
11 attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or
12 by other terms of this Contract.

13 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items
14 which are owned by Seller and existing on the Property as of the date of the initial offer are included in the
15 purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s),
16 drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security
17 gate and other access devices, and storm shutters/panels ("Personal Property").
18 Other Personal Property items included in this purchase are: _____
19

20 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.
21 (e) The following items are excluded from the purchase: _____
22

23 PURCHASE PRICE AND CLOSING

24 2. PURCHASE PRICE (U.S. currency): 1,015,000
25
26 (a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION) \$ 50,000
27 The initial deposit made payable and delivered to "Escrow Agent" named below
28 (CHECK ONE): (i) accompanies offer or (ii) is to be made within _____ (if left
29 blank, then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN
30 OPTION (ii) SHALL BE DEEMED SELECTED.

31 Escrow Agent Information: Name: LAW GROUP PA
32 Address: MINORCA AVE SUITE 100
33 Phone: (305) 444-7442 E-mail: scott@lawgroup.com
34

35 (b) Additional deposit to be delivered to Escrow Agent within 10 days after Effective Date. deposited on 4/29/16
36 (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")
37

38 (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8 \$ 0
39 (d) Other: \$ 0

40 (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
41 transfer or other COLLECTED funds \$ 915,000
42 NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.

43 TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:

44 (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before
45 4/29/16 @ 5:00 P.M. this offer shall be deemed withdrawn and the Deposit, if any, shall be returned
46 to Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the
47 day the counter-offer is delivered.

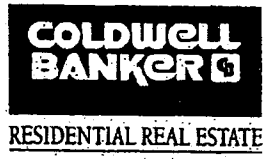
48 (b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or
49 initialed and delivered this offer or final counter-offer ("Effective Date").

50 4. CLOSING DATE: Unless modified by other provisions of this Contract, the closing of this transaction shall occur
51 and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered
52 ("Closing") on 23rd 2016 ("Closing Date"), at the time established by the Closing Agent.

Instanetforms

Eff. Date 4/30/2016

5



"AS IS" Residential Contract For Sale And Purchase
THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

1* PARTIES: Frederick Kent ("Seller"),
2* and Investment Holdings end/or assigns ("Buyer"),
3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
4 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And
5 Purchase and any riders and addenda ("Contract");

1. PROPERTY DESCRIPTION:

- (a) Street address, city, zip 229 Ridgewood Road Coral Gables, Florida
(b) Property is located in: Miami-Dade County, Florida. Real Property Tax ID No.: 03-4129-024-0170
(c) Real Property: The legal description is LOTS 9 & 10 BLK 2 Coconut Grove Manor PB 17-19
or 16468-2532 0794 5

together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and
attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or
by other terms of this Contract.

- (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items
which are owned by Seller and existing on the Property as of the date of the initial offer are included in the
purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s),
drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security
gate and other access devices, and storm shutters/panels ("Personal Property").
Other Personal Property items included in this purchase are: N/A

Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.

- (e) The following items are excluded from the purchase: N/A

PURCHASE PRICE AND CLOSING

2. PURCHASE PRICE (U.S. currency): \$ 800,000.00

- (a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION) \$ 80,000
The initial deposit made payable and delivered to "Escrow Agent" named below
(CHECK ONE): (i) [X] accompanies offer or (ii) [] is to be made within (if left
blank, then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN
OPTION (ii) SHALL BE DEEMED SELECTED.

Escrow Agent Information: Name: Stolzenberg, Colles, Flynn & Arango LLP
Address: 1401 Brickell Ave STE 825 MIAMI, FL 33131
Phone: 305 961 1450 E-mail: Fax:

- (b) Additional deposit to be delivered to Escrow Agent within 10 (if left blank, then 10)
days after Effective Date \$
(All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")

- (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8 All Cash
(d) Other: \$

(e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
transfer or other COLLECTED funds \$ 720,000.00
NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.

3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:

- (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before
5/13/2016, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned
to Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the
day the counter-offer is delivered.
(b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or
initialed and delivered this offer or final counter-offer ("Effective Date").

4. CLOSING DATE: Unless modified by other provisions of this Contract, the closing of this transaction shall occur
and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered
("Closing") on 07.05.2016 6/10/16 ("Closing Date"), at the time established by the Closing Agent.

Buyer's Initials [Signature]

Seller's Initials [Signature]

Other Architectural

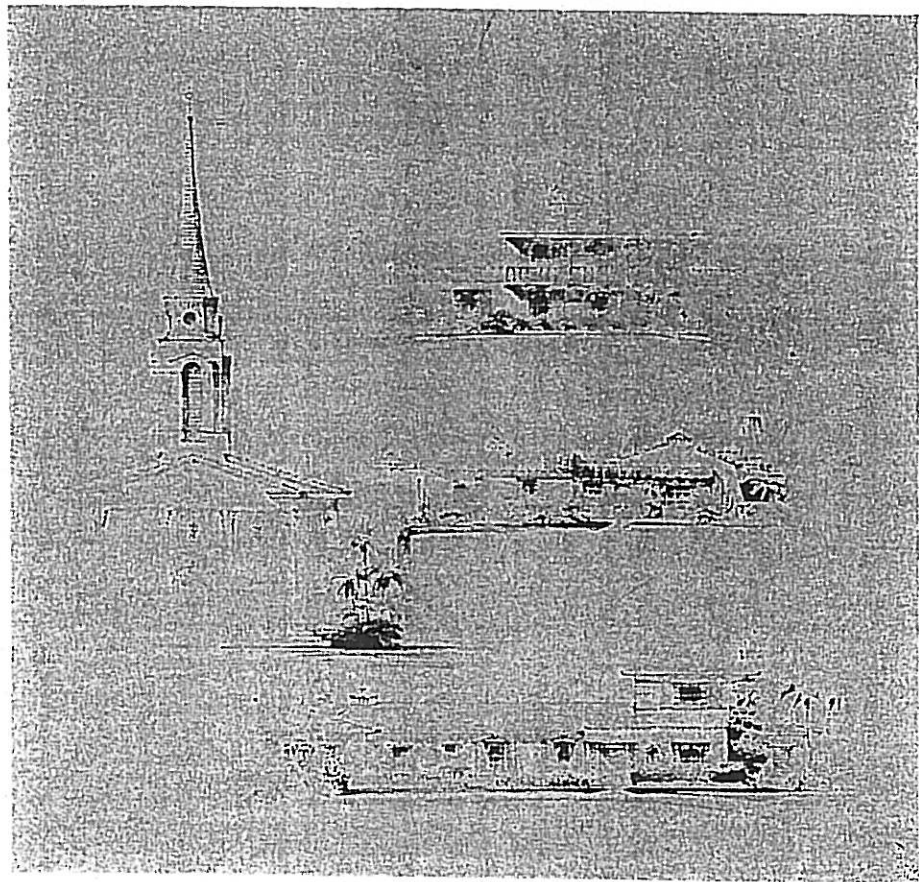
Work

Performed by

Robert Finch Smith

ARCHITECTURE

and *Design*

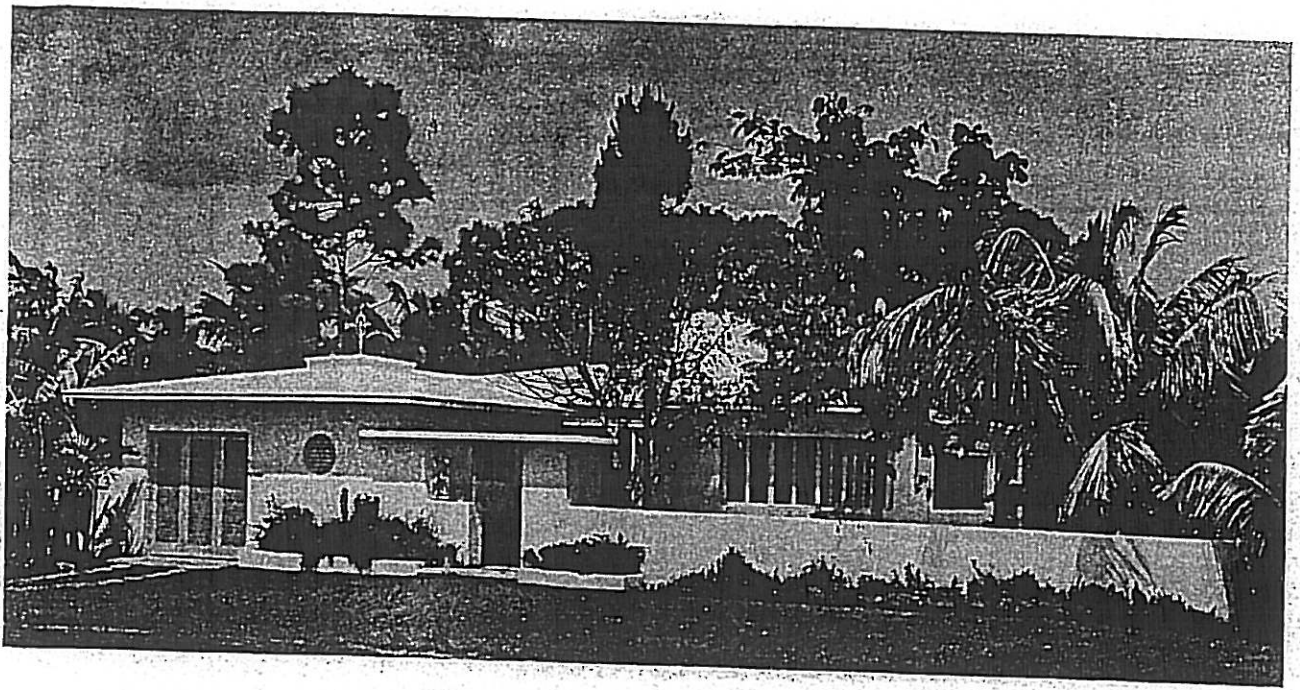


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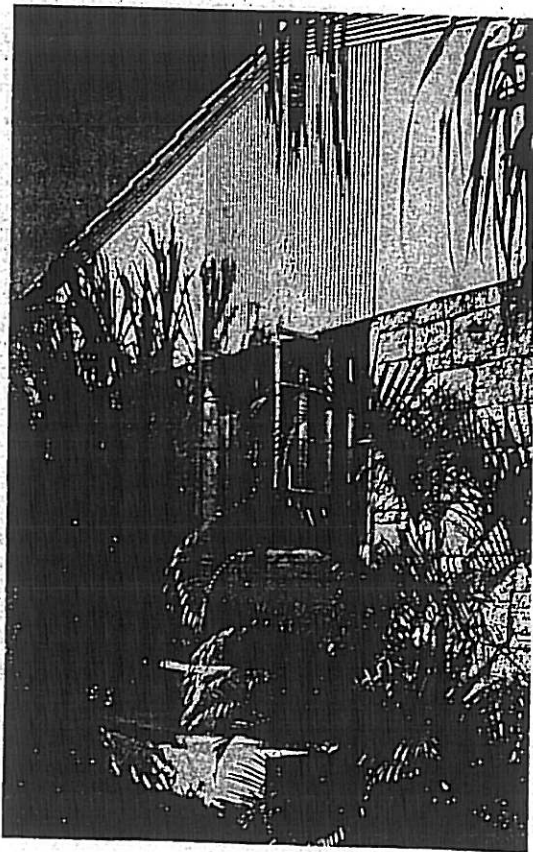
ROBERT FITCH SMITH, A. I. A.

ARCHITECT

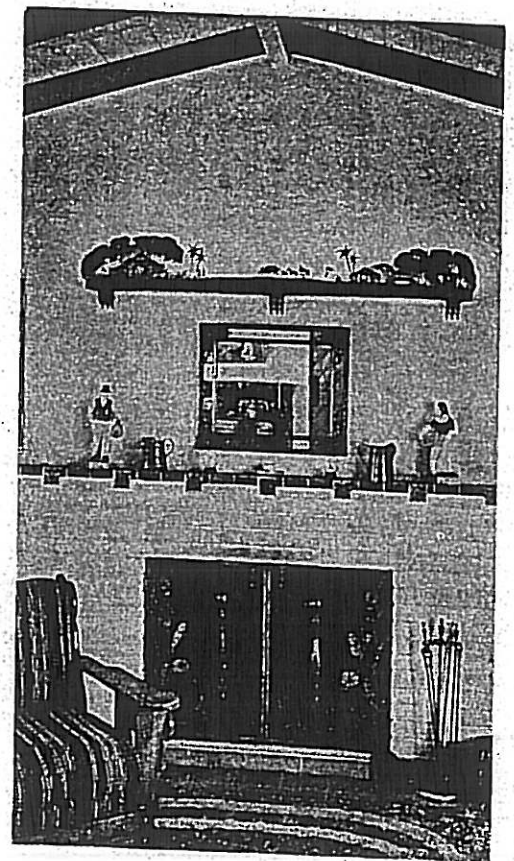
ROBERT S. YEATS *Associate*



A MODERN TROPICAL BUNGALOW, COCONUT GROVE



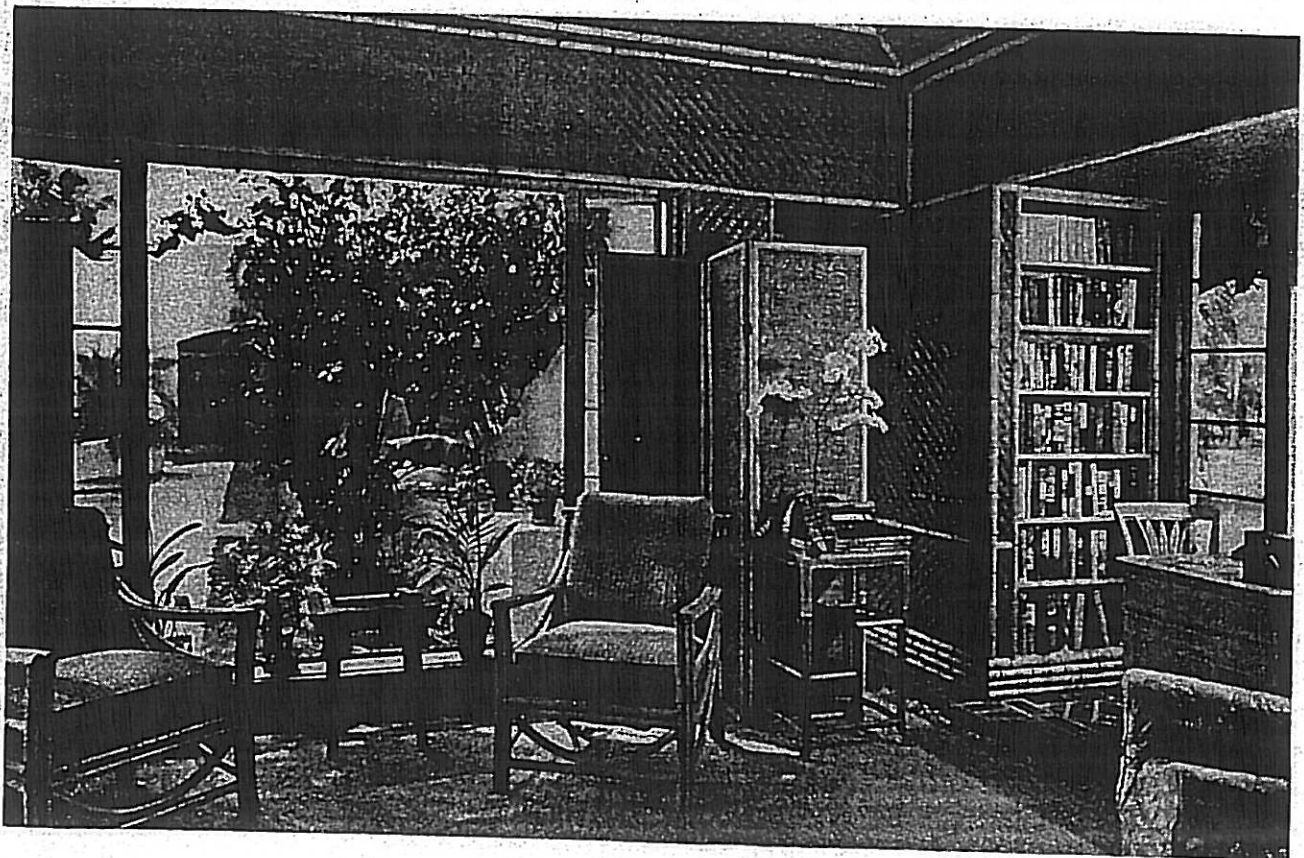
WINDOW DETAIL
MONTGOMERY MUSEUM



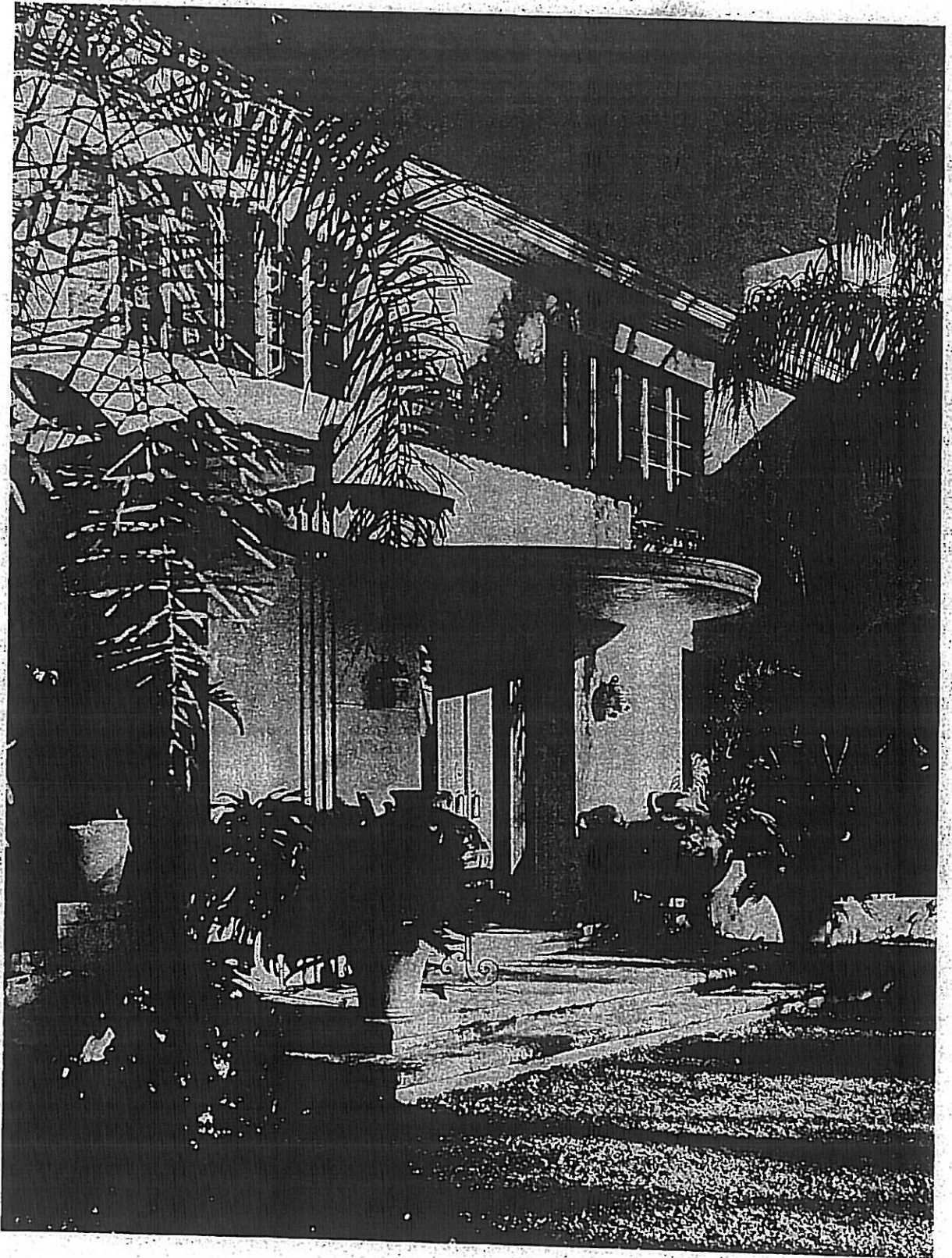
MANTEL DETAIL
FARM HOUSE FOR MR. & MRS. W. ALTON JONES



RESIDENCE OF COL. & MRS. ROBERT H. MONTGOMERY, COCONUT GROVE
*South Gables or
Pine Crest I think*



DETAIL OF LIBRARY LOOKING TOWARD GUEST HOUSE



ENTRANCE DETAIL

+ James Jude
RESIDENCE OF MR. & MRS. CHARLES H. BAKER, COCONUT GROVE

Rodney Miller, General Contractor

Coral Gables
+ cold

Jorgensen & Schreffler, Engineers



DINING ROOM

RESIDENCE OF MR. & MRS. CHARLES H. BAKER, COCONUT GROVE

J. Gables



BREAKFAST ROOM

Contracts

Regarding the Sale

Of

229 Ridgewood Road

/

1* PARTIES: FREDERICK J KENT ("Seller"),
2* and ND OR ASSIGNS ("Buyer"),
3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
4 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And
5 Purchase and any riders and addenda ("Contract");

6 1. PROPERTY DESCRIPTION:

- 7* (a) Street address, city, zip: 229 RIDGEWOOD RD, CORAL GABLES, FL 33133
- 8* (b) Property is located in: MIAMI-DADE County, Florida. Real Property Tax ID No.: 03-4129-024-0170
- 9* (c) Real Property: The legal description is COCONUT GROVE MANOR PB 17-19 LOTS 9 & 10 BLK 2
10 LOT SIZE 115.000 X 140

11
12 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and
13 attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or
14 by other terms of this Contract.

15 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items
16 which are owned by Seller and existing on the Property as of the date of the initial offer are included in the
17 purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s),
18 drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security
19 gate and other access devices, and storm shutters/panels ("Personal Property").

20* Other Personal Property items included in this purchase are: check what to take

21
22 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.

23* (e) The following items are excluded from the purchase:
24

25 PURCHASE PRICE AND CLOSING

26* 2. PURCHASE PRICE (U.S. currency):\$ 925,000.00

27* (a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION)\$ 46,250.00

28 The initial deposit made payable and delivered to "Escrow Agent" named below
29* (CHECK ONE): (i) accompanies offer or (ii) is to be made within 3 (if left would like addi-
30 blank, then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN final to equal
31 OPTION (ii) SHALL BE DEEMED SELECTED. like accompany 10 mg offer

32* Escrow Agent Information: Name: Associates Law, P.A.

33* Address: Dixie Hwy #163, Coral Gables FL 33146

34* Phone: (305) 905-1518 E-mail: nicole@drivedevelopmentllc.com Fax: _____

35* (b) Additional deposit to be delivered to Escrow Agent within _____ (if left blank, then 10)
36* days after Effective Date\$ _____
37 (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")

38* (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8.....\$ _____

39* (d) Other:\$ _____

40 (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
41* transfer or other COLLECTED funds\$ 878,750.00

42 NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.

43 3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:

44 (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before
45* March 14, 2016 5:00 PM, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned
46 to Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the
47 day the counter-offer is delivered.

48 (b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or
49 initialed and delivered this offer or final counter-offer ("Effective Date").

50 4. CLOSING DATE: Unless modified by other provisions of this Contract, the closing of this transaction shall occur
51 and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered
52* ("Closing") on win 90 Days From Effective Date ("Closing Date"), at the time established by the Closing Agent.

2



"AS IS" Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

1 **PARTIES:** _____ Frederick J. Kent _____ ("Seller"),
 2 and _____ ("Buyer"),
 3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
 4 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And
 5 Purchase and any riders and addenda ("Contract");

6 **1. PROPERTY DESCRIPTION:**
 7 (a) Street address, city, zip: _____ 229 Ridgewood Rd , Coral Gables, FL 33133-6613
 8 (b) Property is located in: Miami-Dade County, Florida. Real Property Tax ID No.: 03-41-29-024-0170
 9 (c) Real Property: The legal description is 29 54 41 COCONUT GROVE MANOR PB 17-19 LOTS 9 & 10 BLK 2
 10 LOT SIZE 115.000 X 140 OR 16468-2532 0794 5

11 _____
 12 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and
 13 attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or
 14 by other terms of this Contract.

15 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items
 16 which are owned by Seller and existing on the Property as of the date of the initial offer are included in the
 17 purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s),
 18 drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security
 19 gate and other access devices, and storm shutters/panels ("Personal Property").
 20 Other Personal Property items included in this purchase are: N/A

21 _____
 22 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.
 23 (e) The following items are excluded from the purchase: N/A
 24 _____

PURCHASE PRICE AND CLOSING

25
 26 **2. PURCHASE PRICE (U.S. currency):**..... \$ 1,052,000.00

27 (a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION) \$ 10,000.00
 28 The initial deposit made payable and delivered to "Escrow Agent" named below
 29 (CHECK ONE): (i) accompanies offer or (ii) is to be made within 2 (if left
 30 blank, then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN
 31 OPTION (ii) SHALL BE DEEMED SELECTED.

32 Escrow Agent Information: Name: _____ E _____ Jr, P.A.
 33 Address: 1200 Brickell Ave, Ste 1440, Miami, FL 33131
 34 Phone: 3053759510 E-mail: _____@relaw.com Fax: 3056753160

35 (b) Additional deposit to be delivered to Escrow Agent within 10 (if left blank, then 10) 80,000
 36 days after Effective Date \$ -95,000.00
 37 (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")

38 (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8
 39 (d) Other: _____ \$ _____

40 (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
 41 transfer or other COLLECTED funds \$ 947,000.00
 42 **NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.**

3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:

43 (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before
 44 March 17, 2016, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned
 45 to Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the
 46 day the counter-offer is delivered.

47 (b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or
 48 initialed and delivered this offer or final counter-offer ("Effective Date").

49 **4. CLOSING DATE:** Unless modified by other provisions of this Contract, the closing of this transaction shall occur
 50 and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered
 51 ("Closing") on April 14, 2016 ("Closing Date"), at the time established by the Closing Agent.
 52 _____

Buyer's Initials GAM CRM
 FloridaRealtors/FloridaBar-ASIS-4x

Seller's Initials _____

3



Vacant Land Contract

1- 1. Sale and Purchase: _____ Frederick Kent
 2- and _____ ("Seller")
 3- (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property")
 4- described as:
 5- Address: _____ 229 Ridgewood Rd, Coral Gables, FL 33133-6613
 6- Legal Description: 29 54 41 COCONUT GROVE MANOR PB 17-19 LOTS 9 & 10 BLK 2 LOT SIZE 115.000 X
 7- 140 OR 16468-2532 0794 5
 8- _____
 9- _____
 10- _____
 11- SEC 29 /TWP 03 /RNG 41 of Miami-Dade County, Florida. Real Property ID No.: 03-41-29-024-0170
 12- including all improvements existing on the Property and the following additional property: _____
 13- _____

14- 2. Purchase Price: (U.S. currency) _____ \$ 1,100,000.00
 15- All deposits will be made payable to "Escrow Agent" named below and held in escrow by:
 16- Escrow Agent's Name: _____ Group PA
 17- Escrow Agent's Contact Person: _____
 18- Escrow Agent's Address: _____ 64 _____ Miami, FL 33166
 19- Escrow Agent's Phone: _____ 786-512-5884
 20- Escrow Agent's Email: _____ .com
 21- (a) Initial deposit (\$0 if left blank) (Check if applicable)
 22- accompanies offer
 23- will be delivered to Escrow Agent within _____ days (3 days if left blank)
 24- after Effective Date
 25- (b) Additional deposit will be delivered to Escrow Agent (Check if applicable) \$ 50,000.00
 26- within 16 days (10 days if left blank) after Effective Date
 27- within _____ days (3 days if left blank) after expiration of Feasibility Study Period \$ 150,000.00
 28- (c) Total Financing (see Paragraph 5) (express as a dollar amount or percentage) _____
 29- (d) Other: _____
 30- (e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations) \$ _____
 31- to be paid at closing by wire transfer or other Collected funds \$ 900,000.00
 32- (f) (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The
 33- unit used to determine the purchase price is lot acre square foot other (specify): _____
 34- prorating areas of less than a full unit. The purchase price will be \$ _____ per unit based on a
 35- calculation of total area of the Property as certified to Seller and Buyer by a Florida licensed surveyor in
 36- accordance with Paragraph 7(c). The following rights of way and other areas will be excluded from the
 37- calculation: _____

38- 3. Time for Acceptance; Effective Date: Unless this offer is signed by Seller and Buyer and an executed copy
 39- delivered to all parties on or before March 20, 2016, this offer will be withdrawn and Buyer's deposit, if
 40- any, will be returned. The time for acceptance of any counter offer will be 3 days after the date the counter offer is
 41- delivered. The "Effective Date" of this contract is the date on which the last one of the Seller and Buyer
 42- has signed or initialed and delivered this offer or the final counter offer.

43- 4. Closing Date: This transaction will close on April 22, 2016 ("Closing Date"), unless specifically
 44- extended by other provisions of this contract. The Closing Date will prevail over all other time periods including,
 45- but not limited to, Financing and Feasibility Study periods. However, if the Closing Date occurs on a Saturday,
 46- Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business
 47- day. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property
 48- insurance, Buyer may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If
 49- this transaction does not close for any reason, Buyer will immediately return all Seller provided documents and
 50- other items.

Buyer (AD) () and Seller (A) () acknowledge receipt of a copy of this page, which is 1 of 7 pages
 VAC-10 Rev 8/14

Serial# 048085-500145-0321956

Effective Date March 19, 2016 Florida Realtors®

4



"AS IS" Residential Contract For Sale And Purchase
THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



1* PARTIES: FREDERICK J. KENT ("Seller"),
2* and _____ ("Buyer"),
3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
4 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And
5 Purchase and any riders and addenda ("Contract");

6 1. PROPERTY DESCRIPTION:
7* (a) Street address, city, zip: 229 RIDGEWOOD ROAD CORAL GABLES FL
8* (b) Property is located in: _____ County, Florida. Real Property Tax ID No.: _____
9* (c) Real Property: The legal description is _____

10
11 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and
12 attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or
13 by other terms of this Contract.
14 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items
15 which are owned by Seller and existing on the Property as of the date of the initial offer are included in the
16 purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s),
17 drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security
18 gate and other access devices, and storm shutters/panels ("Personal Property").
19 Other Personal Property items included in this purchase are: _____
20
21 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.
22 (e) The following items are excluded from the purchase: _____
23
24

PURCHASE PRICE AND CLOSING

25
26* 2. PURCHASE PRICE (U.S. currency): 1,015,000
27* (a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION) 50,000
28 The initial deposit made payable and delivered to "Escrow Agent" named below
29 (CHECK ONE): (i) accompanies offer or (ii) is to be made within _____ (if left
30 blank, then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN
31 OPTION (ii) SHALL BE DEEMED SELECTED.
32* Escrow Agent Information: Name: LAW GROUP PA
33* Address: MINORCA AVE SUITE 100
34* Phone: (305) 444-7442 E-mail: scuennell@fulcrumlaw.com
35* (b) Additional deposit to be delivered to Escrow Agent within 10 (if left blank, then 10)
36 days after Effective Date. Deposit due 10 days after effective date
37 (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")
38 (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8. 0
39* (d) Other: _____ \$ 0
40 (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
41* transfer or other COLLECTED funds _____ \$ 915,000

42 NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.
43 TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE: 915,000
44 (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before
45 4/29 5:00 PM this offer shall be deemed withdrawn and the Deposit, if any, shall be returned
46 to Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the
47 day the counter-offer is delivered.
48 (b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or
49 initiated and delivered this offer or final counter-offer ("Effective Date").

50 4. CLOSING DATE: Unless modified by other provisions of this Contract, the closing of this transaction shall occur
51 and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered
52* ("Closing") on DATE 23rd 2016 ("Closing Date"), at the time established by the Closing Agent.

Buyer's Initials _____ Page 1 of 12 Seller's Initials _____
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Eff. Date 4/30/2016

InstanetFORMS

5



"AS IS" Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

RESIDENTIAL REAL ESTATE

1* **PARTIES:** Frederick Kent ("Seller"),
 2* and Investment Holdings end/or Cassighs ("Buyer"),
 3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
 4 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And
 5 Purchase and any riders and addenda ("Contract");

1. PROPERTY DESCRIPTION:

- 7* (a) Street address, city, zip: 229 Ridgewood Road Coral Gables, Florida
 8* (b) Property is located in: Miami-Dade County, Florida. Real Property Tax ID No.: 03-4129-024-0170
 9* (c) Real Property: The legal description is LOTS 9 & 10 BLK 2 Coconut Grove Manor PB 17-19
 10 or 16468-2532 0794 5
 11
 12 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and
 13 attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or
 14 by other terms of this Contract.
 15 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items
 16 which are owned by Seller and existing on the Property as of the date of the initial offer are included in the
 17 purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s),
 18 drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security
 19 gate and other access devices, and storm shutters/panels ("Personal Property").
 20* Other Personal Property items included in this purchase are: N/A
 21
 22 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.
 23* (e) The following items are excluded from the purchase: N/A
 24

PURCHASE PRICE AND CLOSING

- 25
 26* **2. PURCHASE PRICE (U.S. currency):** \$ 800,000.⁰⁰
 27* (a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION) \$ 80,000
 28 The initial deposit made payable and delivered to "Escrow Agent" named below
 29* (CHECK ONE): (i) accompanies offer or (ii) is to be made within _____ (if left
 30 blank, then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN
 31 OPTION (ii) SHALL BE DEEMED SELECTED.
 32* Escrow Agent Information: Name: Stolzenberg, Colles, Flynn & Arango LLP
 33* Address: 1401 Brickell Ave STE 825 Miami, FL 33131
 34* Phone: 305 961 1450 E-mail: _____ Fax: _____
 35* (b) Additional deposit to be delivered to Escrow Agent within 10 (if left blank, then 10)
 36* days after Effective Date \$ _____
 37 (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")
 38* (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8 All Cash
 39* (d) Other: \$ _____
 40 (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
 41* transfer or other COLLECTED funds \$ 720,000.⁰⁰
 42 **NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.**

3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:

- 43
 44 (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before
 45* 5/13/2016, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned
 46 to Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the
 47 day the counter-offer is delivered.
 48 (b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or
 49 initialed and delivered this offer or final counter-offer ("Effective Date").

50 **4. CLOSING DATE:** Unless modified by other provisions of this Contract, the closing of this transaction shall occur
 51 and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered
 52* ("Closing") on 07 of 2016 6/10/16 ("Closing Date"), at the time established by the Closing Agent.

Buyer's Initials [Signature]

Seller's Initials

Photographs of Residences
Constructed During the Time Period
That are Better Examples of that Era

611 Camino
1930



611





611 Camillo
1930

616 Camilo
1938





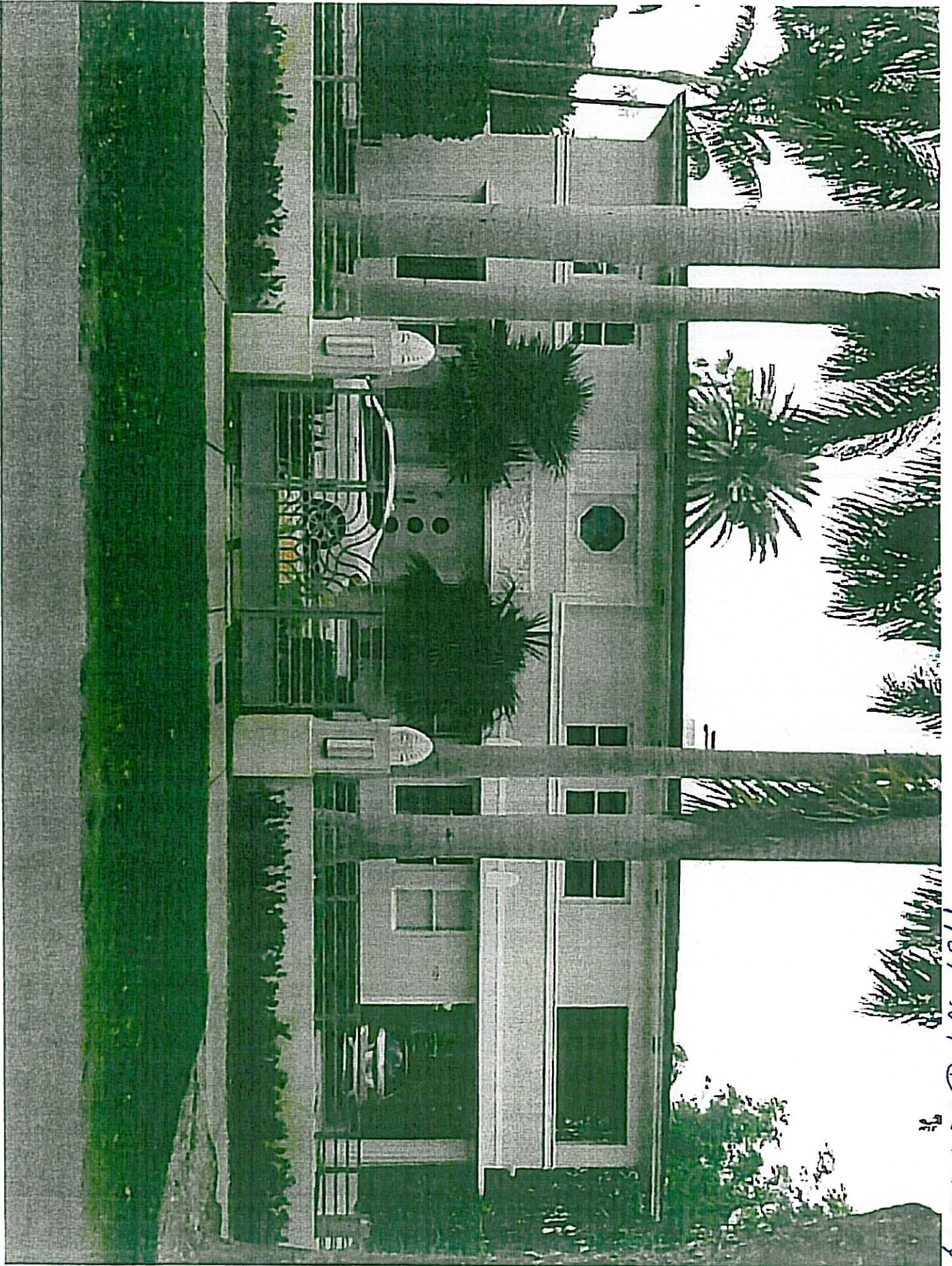
616 Camille
1938



616 Camilo 1938

619 Camilo 1940



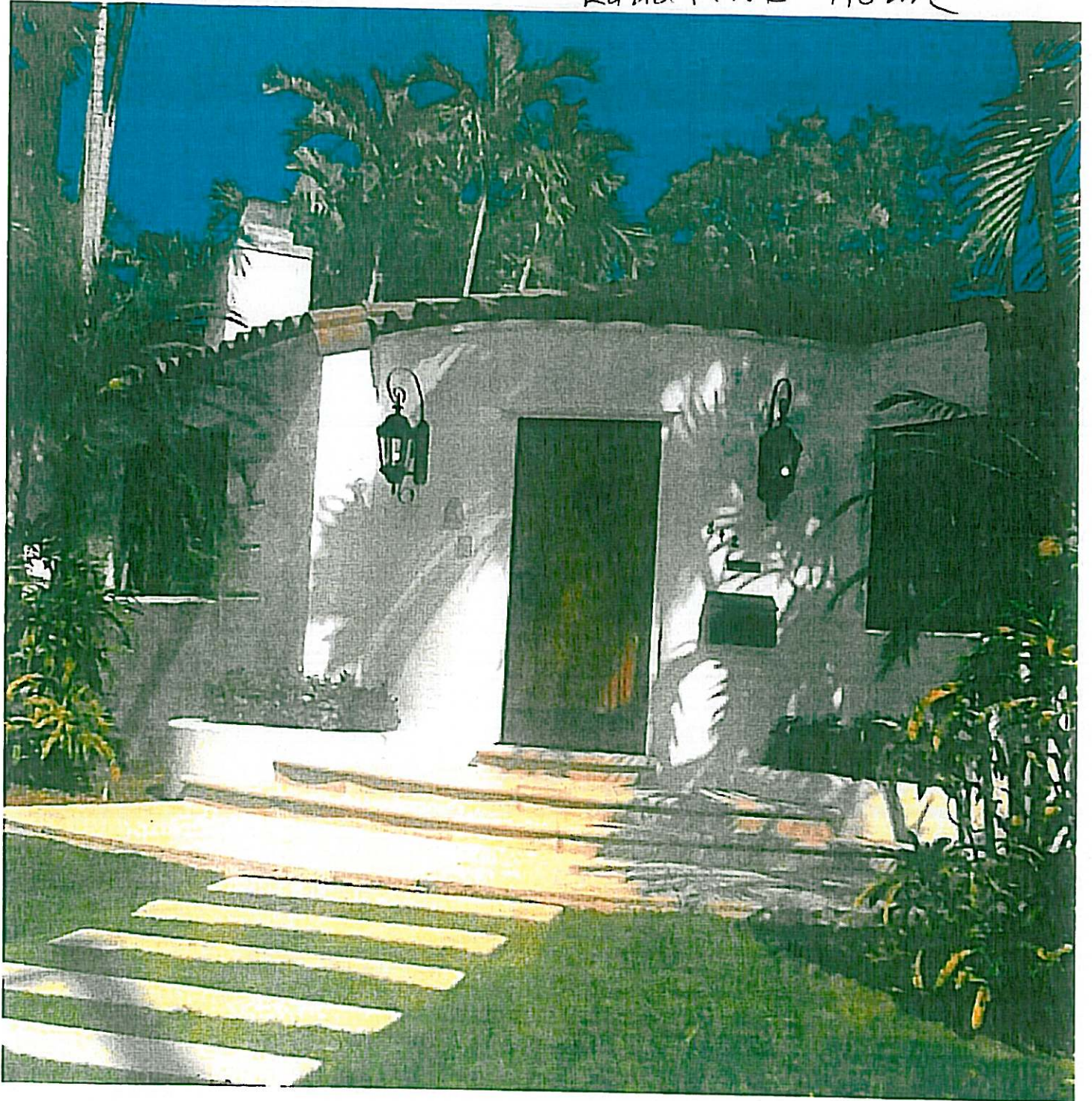


1101 N. Greenway

1200 Block Greenway

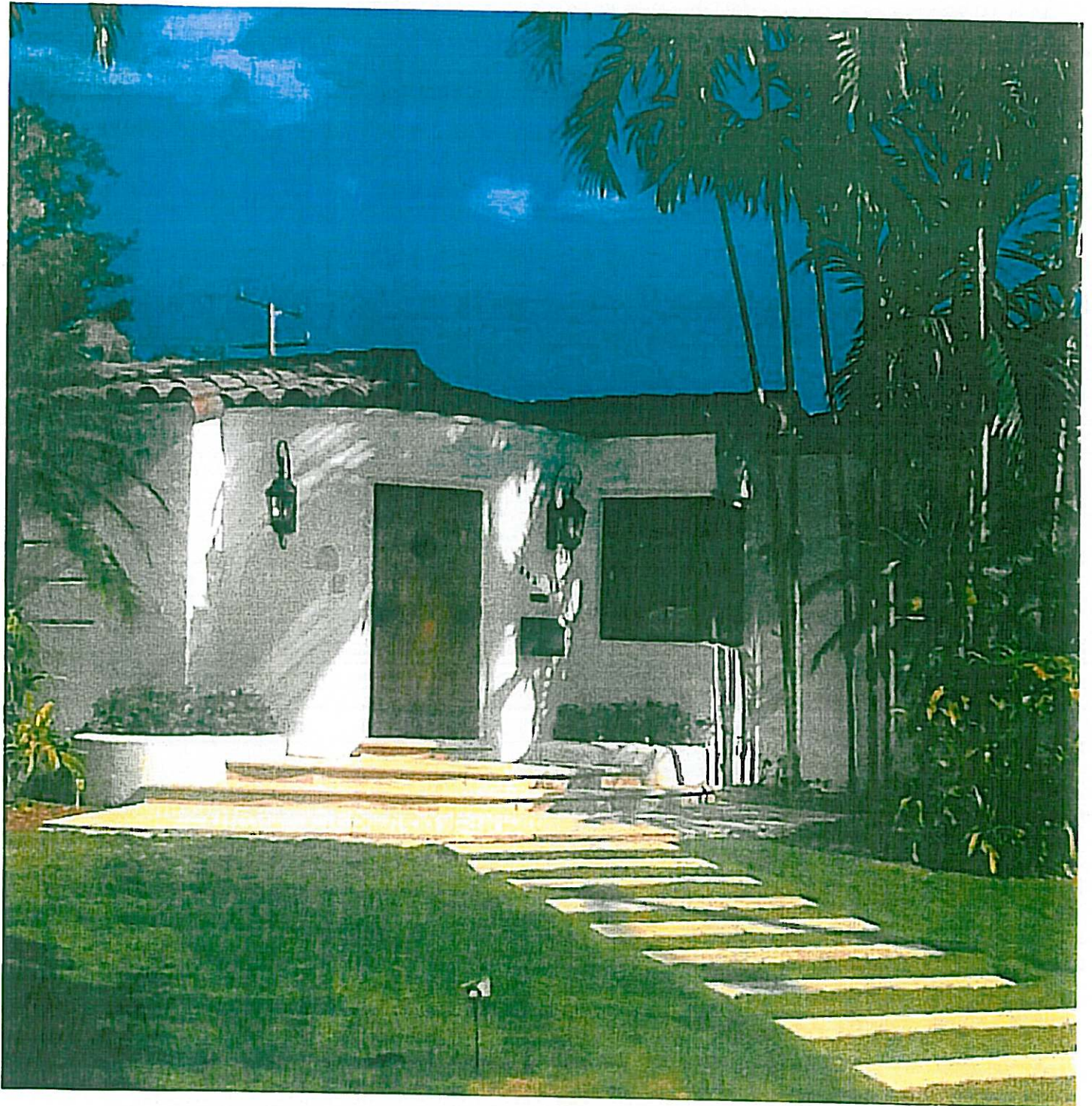


842 Palermo 1934
Landmark Home



4842 Palermo 1930

Land mark Home



A Portion of the
2004 Janus Report
Pertaining to
Minimal Traditional

Minimal Traditional

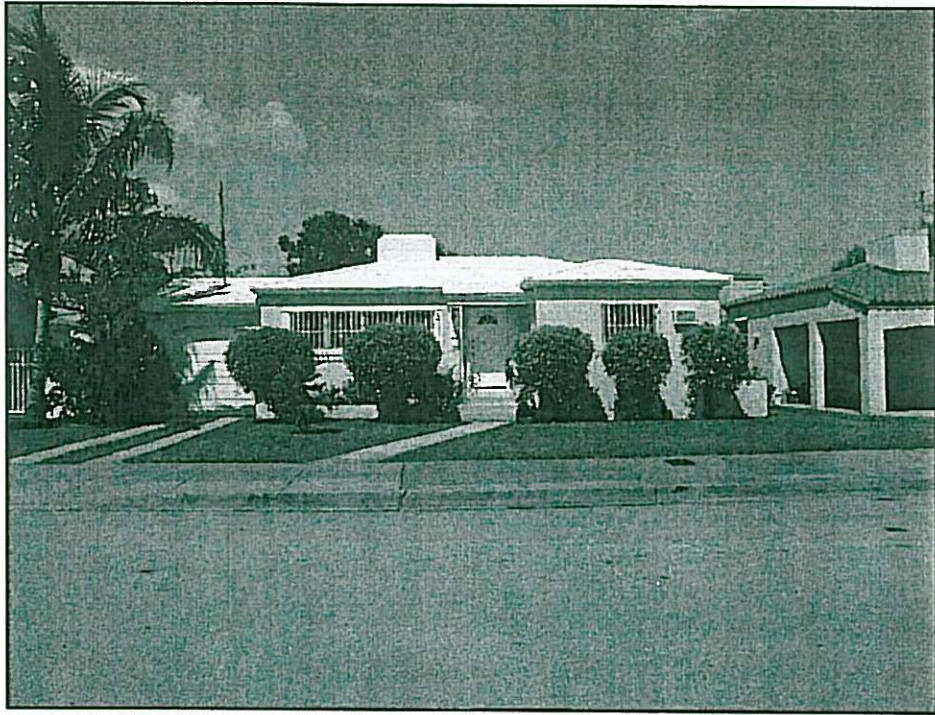


Figure 11: Example of a Minimal Traditional Style Residence at 33 Campina Court constructed in 1941 (8DA9482)

The Minimal Traditional style was a popular house style from the 1930s through the 1950s. In the 1930s, the Great Depression era, Minimal Traditional houses appeared throughout the country as architectural journals and magazines promoted this house style. Although the simplicity of this style was a subtle response to the economic hardships of the Depression and the ornate styles of the 1920s, Minimal Traditional buildings still reflect a combination of influences from earlier traditional house styles such as Tudor or Colonial Revival. Within the survey area, several of the Minimal Traditional houses reflect the Spanish influences with the use of barrel tile as the roofing material or arched main entrances.

Characteristics

- Plan: regular, rectangular
- Foundation: continuous concrete, slab concrete
- Height: one-story
- Primary Exterior Materials: horizontal wood siding/weatherboard, stucco, vinyl or aluminum replacement siding
- Roof Type: low-pitched, hipped or gabled
- Roof Surfacing: composition shingles, concrete tiles
- Fenestration: wood frame, double-hung sash windows, metal fixed windows, metal awning windows

- Detailing: vents in gable end, vertical wood in gable end, window and door surrounds, shutters, rafter tails, brick details

Table 10. Minimal Traditional Style Buildings in the Survey Area

FMSF #	Address	Site Name	Date of Const.
8DA9474	97 Campina Court	97 Campina Court	1940
8DA9475	89 Campina Court	89 Campina Court	1940
8DA9476	81 Campina Court	81 Campina Court	1940
8DA9477	73 Campina Court	73 Campina Court	1940
8DA9478	65 Campina Court	65 Campina Court	1940
8DA9479	57 Campina Court	57 Campina Court	1940
8DA9480	49 Campina Court	49 Campina Court	1940
8DA9481	41 Campina Court	41 Campina Court	1940
8DA9482	33 Campina Court	33 Campina Court	1941
8DA9483	25 Campina Court	25 Campina Court	1941
8DA9484	17 Campina Court	17 Campina Court	1941
8DA9485	9 Campina Court	9 Campina Court	1941
8DA9573	1801 Ferdinand Street	1801 Ferdinand Street	1947
8DA9575	1429 Obispo Avenue	1429 Obispo Avenue	1924
8DA9576	1424 Obispo Avenue	1424 Obispo Avenue	1947
8DA9580	1400 Obispo Avenue	1400 Obispo Avenue	1952
8DA9614	1024 Obispo Avenue	1024 Obispo Avenue	1938
8DA9663	2523 Alhambra Circle	2523 Alhambra Circle	1936

A Portion of the
2000 Janus Report
Pertaining to
Minimal Traditional

Minimal Traditional

As this survey encompassed buildings constructed before 1951 and earlier, there are 26 examples of the Minimal Traditional style, which was a popular house style from the 1930s through the 1950s. In the 1930s, the Great Depression era, Minimal Traditional houses appeared throughout the country as architectural journals and magazines promoted this house style. Although the simplicity of this style was a subtle response to the economic hardships of the Depression and the ornate styles of the 1920s, Minimal Traditional buildings still reflect a combination of influences from earlier traditional house styles such as Tudor or Colonial Revival. Within the survey area, several of the Minimal Traditional houses reflect the Spanish influences with the use of barrel tile as the roofing material or arched main entrances.

Common attributes of the style include low or moderate roof pitches, very little roof overhang, and front-facing gables. A hipped roof is not uncommon, and shed or accentuated gable entrances tend to be centrally located. Typically these one-story houses also have prominent exterior chimneys, integral garages, and vents in the gable ends. Other common decorative features include exposed rafter tails, wing walls, brick planters, and brick details. Fenestration is commonly comprised of metal single-hung sash windows, awning, casement, and sometimes fixed windows. Shutters often flank the windows.

Characteristics:

- Plan: regular, rectangular.
- Foundation: continuous concrete, slab concrete.
- Height: one-story.
- Primary Exterior Materials: stucco.
- Roof Type: low-pitched, cross-gabled, or hipped.
- Roof Surfacing: barrel tiles, concrete tiles.
- Fenestration: metal fixed, awning, casement, single-hung sash windows.
- Detailing: vents in gable end, window and door surrounds, shutters, rafter tails, wing walls, brick planters, brick details.



Photograph 15: Example of a Minimal Traditional Residence at 38 San Sebastian Avenue, ca. 1945. Photograph Taken by Janus Research, 1999.



Photograph 16: Example of a Minimal Traditional Residence at 317 Malaga Avenue, ca. 1946. Photograph Taken by Janus Research, 1999.



Photograph 17: Detail of Concrete Vent at 317 Malaga Avenue. Photograph Taken by Janus Research, 1999.

Table 8: Minimal Traditional Resources within the Survey Area

Recorder #	Address	Subdivision	Const. Date
390	234 Romano Avenue	Coconut Grove Section	1945
392	224 Romano Avenue	Coconut Grove Section	1950
400	122 Romano Avenue	Coconut Grove Section	1946
197	3018 Coconut Grove Drive	Crafts Section	1950
170	118 Malaga Avenue	Crafts Section	1949
145	11 Palermo Avenue	Crafts Section	1947
158	325 Malaga Avenue	Crafts Section	1949
161	317 Malaga Avenue	Crafts Section	1946
163	301 Malaga Avenue	Crafts Section	1946
171	110 Malaga Avenue	Crafts Section	1947
128	20 Sevilla Street	Crafts Section	1947
125	36 Sevilla Street	Crafts Section	1950
126	27 Sevilla Street	Crafts Section	1949
373	38 San Sebastian Avenue	Crafts Section	1946
379	220 San Sebastian Avenue	Crafts Section	1945
376	110 San Sebastian Avenue	Crafts Section	1946
189	108 Santander Avenue	Crafts Section	1948
190	107 Santander Avenue	Crafts Section	1949
137	36 Palermo Avenue	Crafts Section	1949

Recorder #	Address	Subdivision	Const. Date
136	39 Palermo Avenue	Crafts Section	1949
175	34 Malaga Avenue	Crafts Section	1950
134	106 Palermo Avenue	Crafts Section	1950
133	110 Palermo Avenue	Crafts Section	1950
162	309 Malaga Avenue	Crafts Section	1946
372	26 San Sebastian Avenue	Crafts Section	1946
088	301 Navarre Avenue	Section K	1941

Photographs of Residences
Contained In The
2000 and 2004 Janus Report
Determined To Be
Minimal Traditional



17 Campfire of

7. Camping at



Gable
Dofail



25 Campina of





33 Cam pin of

33 Campin of





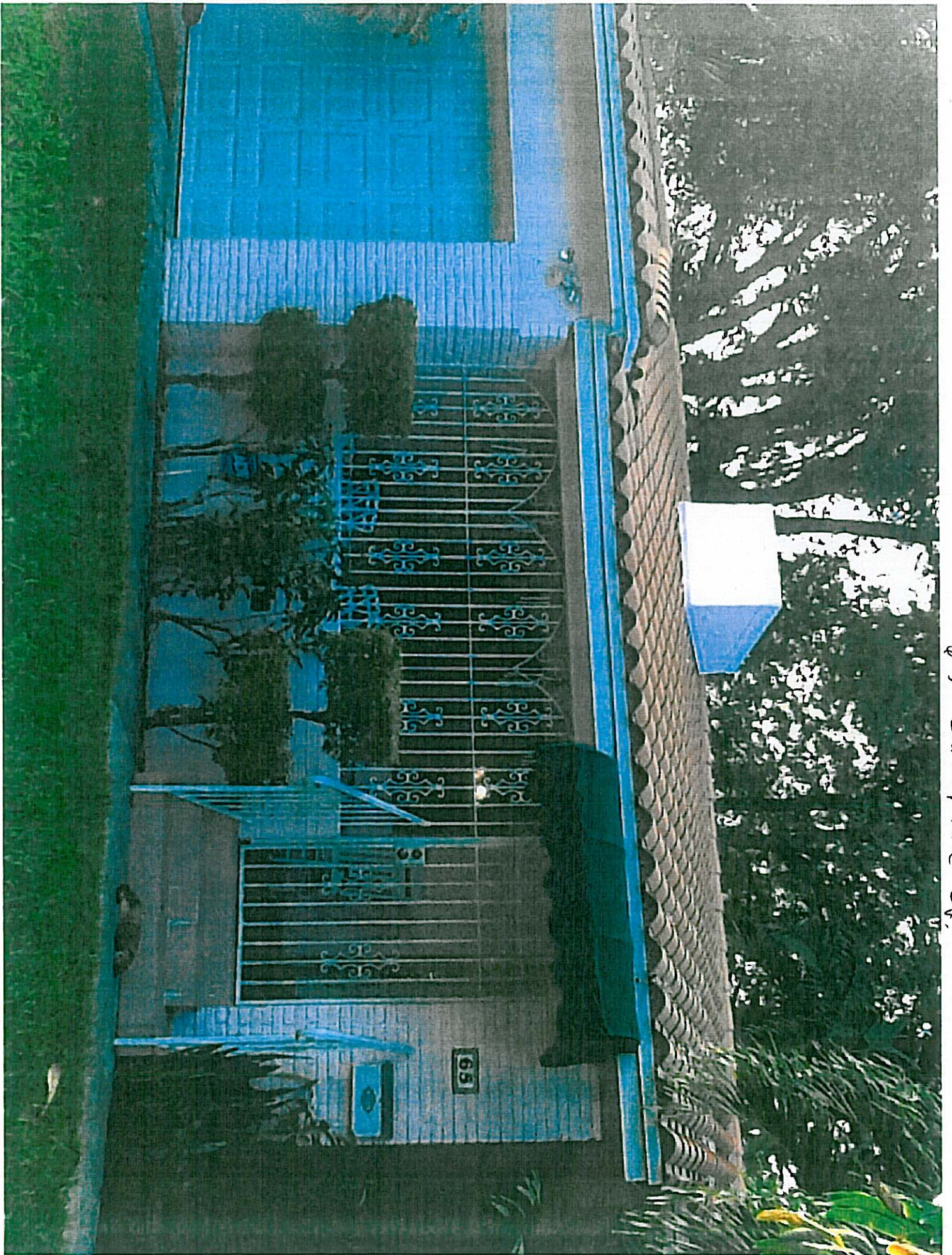
41 Campiva Ct.

57 Campina Ct



← Boat
Detail





65 Campina Ct.

89 Campina Ct



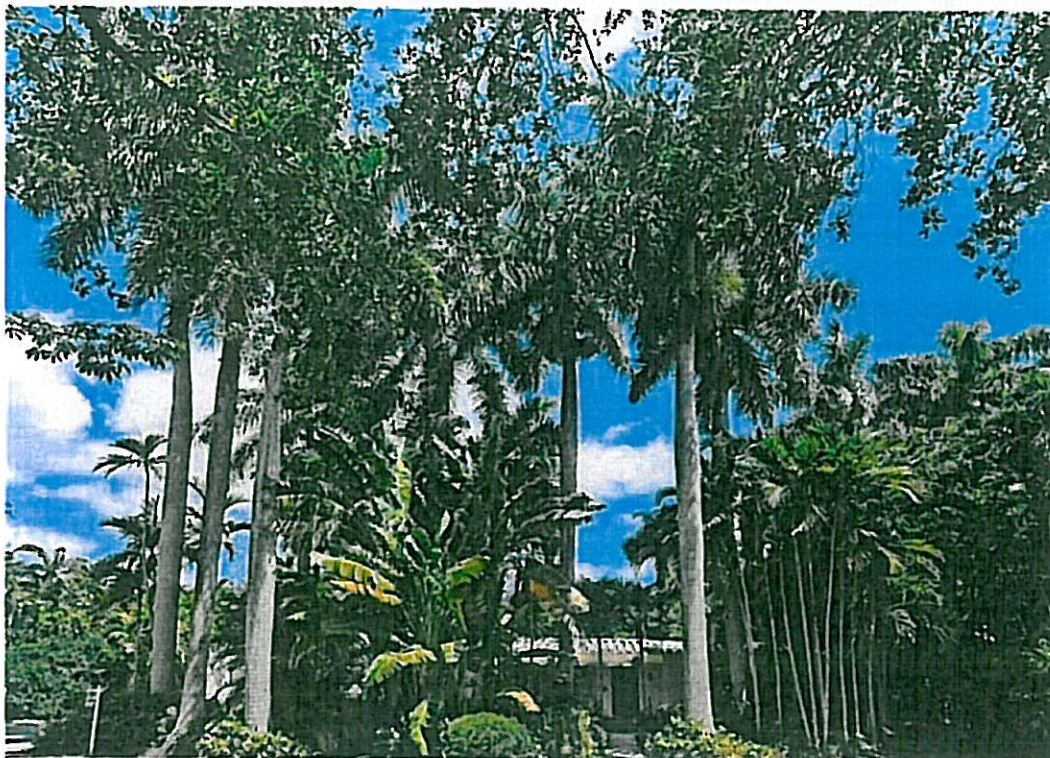
97 Campina St



SELLER'S REPORT

229 Ridgewood Rd, Coral Gables, FL 33133

Prepared for Mr. Frederick Kent



Revised House Value

Presented by

Anne Platt

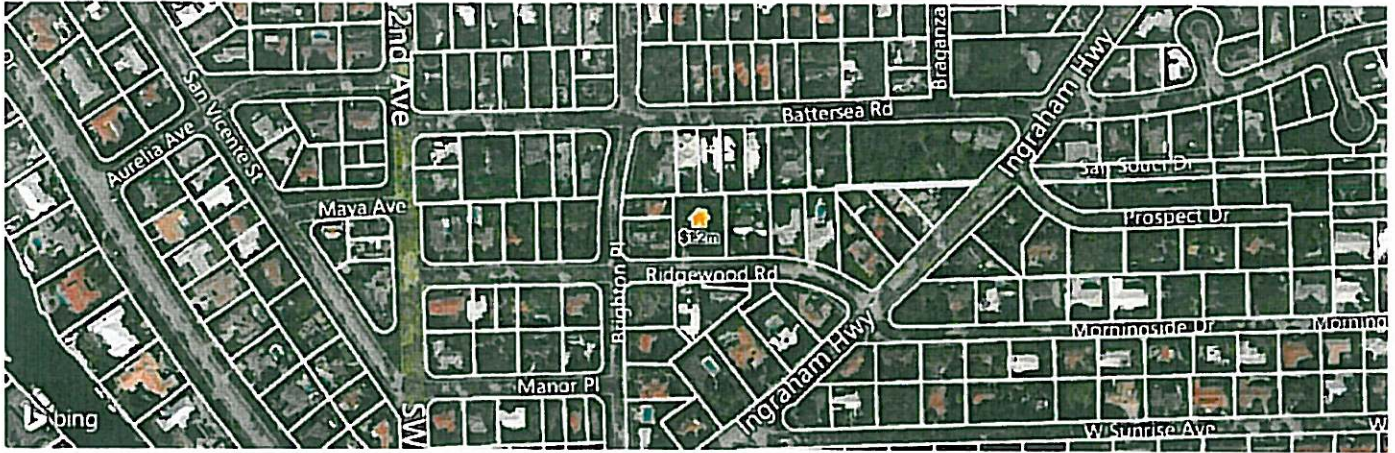
PLATT PROPERTIES

Work: (305) 442-2055

PlattProperties@bellsouth.net

Coldwell Banker Residential Real Estate Florida / SE
4000 Ponce de Leon Blvd., Suite 700
Coral Gables, FL 33146

229 Ridgewood Rd, Coral Gables, FL 33133



Legend: 🏠 Subject Property

FOR SALE

• Active-Available: 3/10/2016

List Price

\$1,150,000

Last Price Update: –
Days in RPR: 120

Your Comp Analysis

\$743,000

Last Edited: 7/8/2016
\$338 Price per Sq. Ft.

Your Comp Analysis Range

\$730,000 – \$755,000

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Public Remarks

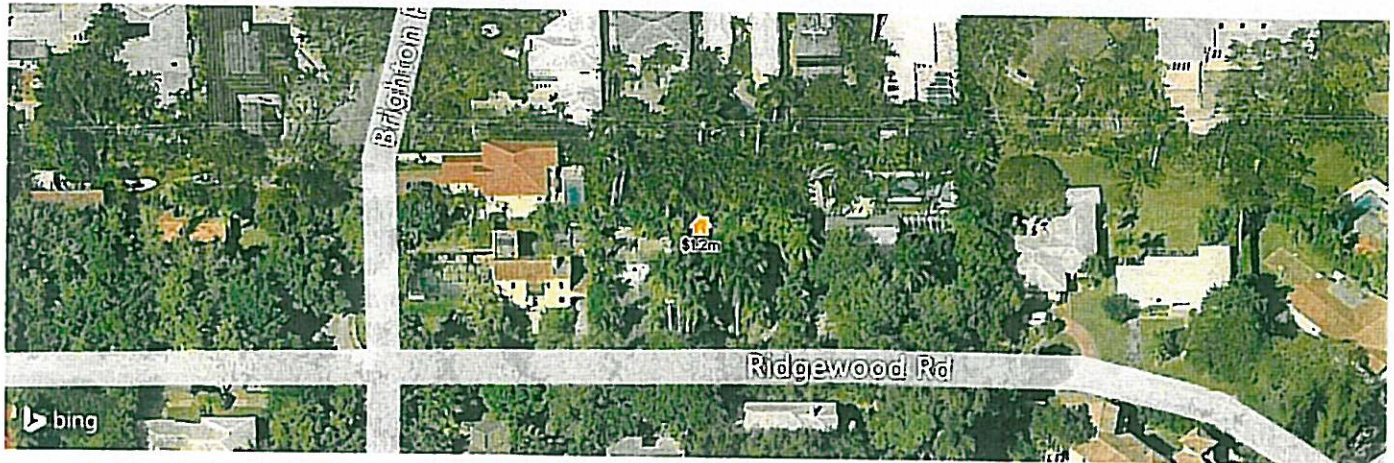
PALMARIUM IN LUSH SOUTH CORAL GABLES. SERENE HAVEN SECLUDED AMIDST MAJESTIC TOWERING PALMS OFFERS OPPORTUNITY TO RENOVATE 2 BDRM PROPERTY.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	-
Property Subtype	Single Family	Single	-
Bedrooms	2	2	-
Total Baths	2	2	-
Full Baths	2	2	-
Living Area (sq ft)	1,870	2,197	-
Lot Size	0.37 acres	0.37 acres	-
Lot Dimensions	16100 SF	-	-
Garage	-	Yes	-
Garage (spaces)	-	2	-
Year Built	1938	1938	-
Style	-	Detached, No Pool/No Water	-
Roofing	-	Barrel	-
Heating	-	Window/Wall Unit	-
Cooling	-	Wall/Window Unit Cooling	-
Construction	-	Concrete Block	-
Number of Stories	1	-	-

Homeowner Facts

Owner Name (Public)	Frederick J Kent
Mailing Address	229 Ridgewood Rd Coral Gables FL 33133-6613
Owner Occupied	Y

Extended Home Facts



Legend: 📌 Subjed Property

Interior Features

Appliance	Automatic Garage Door Opener, Circuit Breakers, Dishwasher, Dryer, Microwave, Electric Range, Refrigerator
Cooling	Wall/Window Unit Cooling
Dining	Dining - Living, Formal Dining
Floor	Wood Floors
Heating	Window/Wall Unit
General	First Floor Entry, Built-Ins, Stacked Bedroom
Window	Other Windows
Room Details	No Additional Rooms

Exterior Features

Construction	Concrete Block
Garage	Attached
Roof	Barrel
Style	Detached, No Pool/No Water
Subdivision	Paved Road, Public Road, Street Lights
Parking	Driveway, Street
Sewer	Septic
Special	As Is, Handyman Special
Water	Municipal Water
View	Garden View
General	Room For Pool, Hurricane Shutters
Lot Size Features	1/4- Lt 1/2 Ac, East Of Us 1

Exterior Details

Lot Size - Square Feet	16100 sq ft
Lot Size - Frontage Feet	0.0 sq ft <i>115 y</i>
Lot Size - Depth Feet	0.0 sq ft <i>140</i>
Lot Size - Acres	0.370 ac

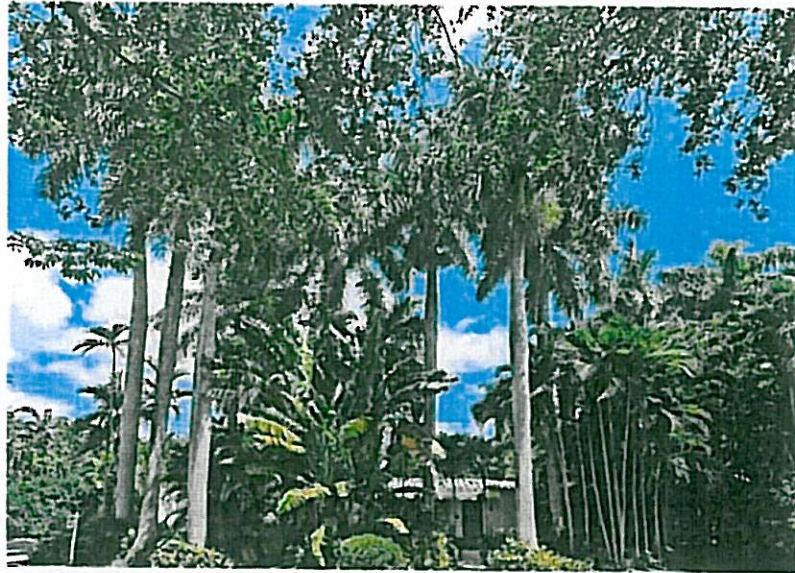
Location Details

Directions to Property	JUST SOUTH OF COCONUT GROVE ON LUSH RIDGEWOOD BETWEEN LEJEUNE RD AND INGRAHAM HWY.
Subdivision	Coconut Grove Manor
Subdivision Features	Paved Road, Public Road, Street Lights
Zoning	0100:SINGLE FAM,GENERAL
Area Description	41
Walkability Score (out of 5)	Overall: 1.2 Amenity: 1.2 Leisure: 1.2

Other Details

Chain link fence	211
-------------------------	-----

Property Photos



Notes from Anne Platt

Revised House Value

The value of the vacant land at 229 Ridgewood far exceeds the value of the land with the small two bedroom house. The “Highest and Best Use” to yield the seller the most money in the sale of his property is to be able to sell to a purchaser who can demolish the house and use the vacant land.

See the **Land Value Market Analysis** for detailed Land Sales. This is the **House Value**.

Each home in the surrounding neighborhoods of Coral Gables and Coconut Grove is unique and many buyers who look both in the Gables and the Grove then choose Ridgewood in Coral Gables. Here are several of the most nearly similar older homes sold in the last year. All are three bedrooms. Each, except 3714 Harlano, needs a degree of repair and renovation.

In several cases in this report the computer has printed a “Price per Sq. Ft.” on the form. Beware of using “Price per Square Foot” to compare older homes as the older homes have unique floor plans and are in need of varying degrees of renovation. All of the homes in this report are closed sales. The computer has a glitch and sometimes marks them as grey when they should be green for “closed sold.”

The home at 3714 Harlano was built in 1938, the same year as 229 Ridgewood, on an 11,025 sq. foot lot and has some of the features of the Ridgewood property. Note that at the sale price \$713,000 the Multiple Listing Service says it already has substantial updates.

More nearly similar to 229 Ridgewood in condition is a home at 433 Miller Road. It is a three bedroom home now in the midst of a renovation project. It sold for \$750,000.

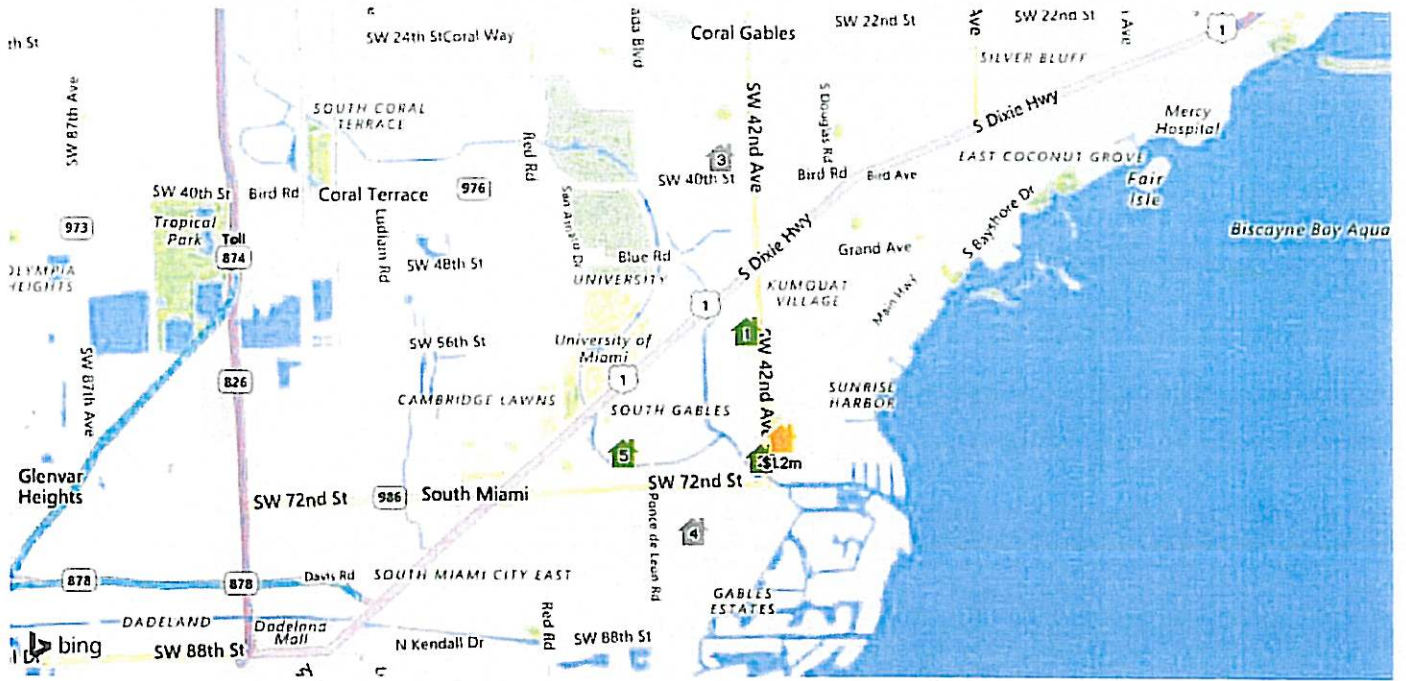
6808 San Vicente Street, a slightly larger home very nearby on a smaller lot has been lovingly cared for and never updated. It needs total renovation/restoration and sold for \$770,000.

760 Tibidabo Avenue, a three bedroom home just south off Old Cutler has had severe water damage and may eventually be demolished. It sold for \$825,000.

Architecture style and Buyer preferences change. The small house at 229 Ridgewood Road needs extensive structural work, a new roof, total interior gut and renovation, as well as a large multi-bedroom and family room addition to be brought up to date to meet the demands of today's buyer. The dysfunctional obsolete floor plan and oversized garage addition make any addition difficult and expensive.

The Market Analysis shows an estimated range between \$730,000 and \$755,000 as the projected sales price with the two bedroom house. To force the property owner to keep the house would greatly diminish his ability to obtain the Highest and Best Price in the sale of his property.

Comps Map



LEGEND: ■ Subject Property ■ Pending ■ Listing ■ Expired Listing ■ Distressed ■ Recent Sale

Sold

Both Gray + Green represent
Past Sales on the above map.
Computer error with color.

Comps Selected by Agent

Address	229 Ridgewood Rd Coral Gables, FL 33133	433 Miller Rd Coral Gables, FL 33146	6808 San Vicente St Coral Gables, FL 33146	3714 Harlano St Coral Gables, FL 33134	760 Tibidabo Ave Coral Gables, FL 33143
Status	🏠 Subject Property	🏠 Recently Sold	🏠 Recently Sold	Sold Off Market	Sold Off Market
Amount	\$1,150,000 List Price	\$750,000 Sold Price	\$770,000 Sold Price	#713,000	#825,000
Recording Date	-	10/30/2015	12/30/2015	9/14/2015	5/29/2015
Days in RPR	120	51	124	-	23
Price Per Sq. Ft.	\$523	\$473	\$327	-	-
Bedrooms	2	3	3	3	3
Total Baths	2	2	3	2	2
Partial Baths	-	-	-	-	-
Total Rooms	-	-	-	-	-
Living Area	2,197	1,584	2,357	1,742	1,822
Lot Size	0.37 acres	0.25 acres	7,875 sq ft	0.25 acres	0.23 acres
Year Built	1938	1952	1935	1938	1954
Living Area Range (low)	-	-	-	-	-
Living Area Range (high)	-	-	-	-	-
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single	Single	Single	Single Family	Single
MLS ID	A1004876	A2172214	A2166754	-	A2112105
Listing Broker	Listing Courtesy of Coldwell Banker Residential Real Estate	Courtesy of Evm Realty International	Courtesy of Coldwell Banker Residential Real Estate	-	Courtesy of Evm Realty International
Description	PALMARIUM IN LUSH SOUTH CORAL GABLES. SERENE HAVEN SECLUDED AMIDST MAJESTIC TOWERING PALMS OFFERS OPPORTUNITY TO RENOVATE 2 BDRM PROPERTY.	Location, location, east of us 1 "attention developers" highest potential in great location. Big lot 11,000 sqft fenced lot. This 3/2 has hwdwood flrs.	This wonderful home has been lovingly cared for by long term owner. Located in a prime location near cocoplum and the newly refurbished commodore tra	Restored Art Deco Charmer in the Heart of Coral Gables	Fabulous opportunity to own a great piece of property in the platinum triangle. Corner lot. "a" rated schools. This home is a teardown surrounded by

Highlighted fields were changed by agent to reflect knowledge of this property.

Comps Selected by Agent

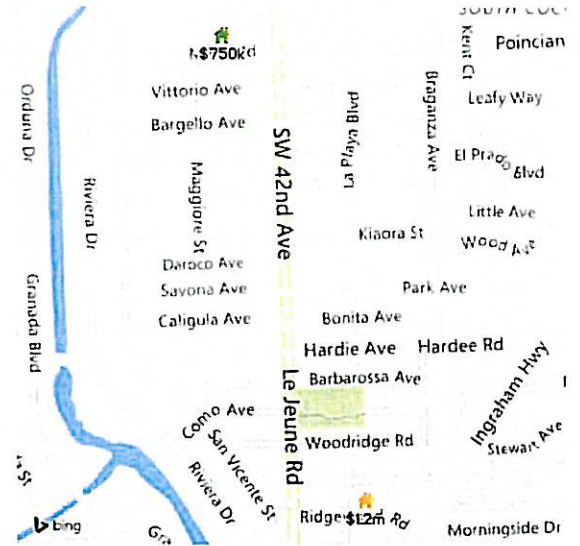
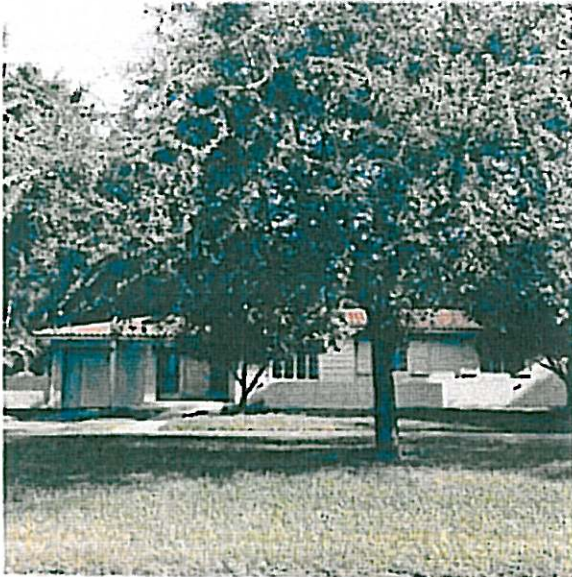


Address	229 Ridgewood Rd Coral Gables, FL 33133	1206 Andora Ave Coral Gables, FL 33146
Status	Subject Property	Recently Sold
Amount	\$1,150,000 List Price	\$850,000 Sold Price
Recording Date	-	6/8/2016
Days in RPR	120	49
Price Per Sq. Ft.	\$523	\$410
Bedrooms	2	3
Total Baths	2	2
Partial Baths	-	-
Total Rooms	-	-
Living Area	2,197	2,074
Lot Size	16,100 sq ft / 0.37 acres	10,000 sq ft
Year Built	1938	1953
Living Area Range (low)	-	-
Living Area Range (high)	-	-
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single	Single
MLS ID	A10018476	A10070035
Listing Broker	Listing Courtesy of Coldwell Banker Residential Real Estate	Courtesy of Fortune International Realty
Description	PALMARUM IN LUSH SOUTH CORAL GABLES. SERENE HAVEN SECLUDED AMIDST MAJESTIC TOWERING PALMS OFFERS OPPORTUNITY TO RENOVATE 2 BDRM PROPERTY.	Investor???s dream. Original mid century, south gables home beautifully located on andora ave. House needs complete interior updating.

Highlighted fields were changed by agent to reflect knowledge of this property.

Beware of using "Price per sq. ft. comparisons with older homes as they have unique floor plans + varying conditions of maintenance"

433 Miller Rd, Coral Gables, FL 33146



LEGEND: ■ Subject Property ■ This Property

RECENTLY SOLD

- Sold Date: 10/30/2015
- MLS Listing A2172214, 9/9/2015

Sold Price

\$750,000

Sold Date: 10/30/2015
Days in RPR: 51

LOCATION, LOCATION, east of US 1 "Attention DEVELOPERS"
Highest potential in great location. Big lot 11,000 sqft fenced lot. This 3/2 has hwdwood flrs.

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,584	1,584
Lot Size	0.25 acres	0.25 acres
Lot Dimensions	11000 SF	-
Garage	-	Yes
Garage (spaces)	-	1
Year Built	1952	1952
Style	-	Detached, No Pool/No Water
Roofing	-	Other Roof
Heating	-	Other
Cooling	-	Other
Construction	-	Cbs Construction
Number of Stories	1	-

Courtesy of EwmRealty International

6808 San Vicente St, Coral Gables, FL 33146



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 12/30/2015
- MLS Listing A2166754, 8/28/2015

Sold Price

\$770,000

Sold Date: 12/30/2015
Days in RPR: 124

This wonderful home has been lovingly cared for by long term owner. Located in a prime location near Cocoplum and the newly refurbished Commodore Tra

Home Facts

Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	3
Total Baths	2
Full Baths	2
Living Area (sq ft)	2,379
Lot Size	7,875 sq ft
Lot Dimensions	7875 SF
Garage	-
Pool	Yes
Year Built	1935
Style	-
Roofing	-
Heating	-
Cooling	-
Construction	-
Number of Stories	2

Public Facts

Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	3
Total Baths	2
Full Baths	2
Living Area (sq ft)	2,379
Lot Size	7,875 sq ft
Lot Dimensions	7875 SF
Garage	-
Pool	Yes
Year Built	1935
Style	-
Roofing	-
Heating	-
Cooling	-
Construction	-
Number of Stories	2

Listing Facts

Property Type	Single Family Residence
Property Subtype	Single
Bedrooms	3
Total Baths	3
Full Baths	3
Living Area (sq ft)	2,357
Lot Size	7,875 sq ft
Lot Dimensions	-
Garage	Yes
Pool	Yes
Year Built	1935
Style	Detached, Pool Only
Roofing	Barrel
Heating	Central Heat
Cooling	Central Cooling, Wall/Window Unit Cooling
Construction	Cbs Construction
Number of Stories	-

Courtesy of Coldwell Banker Residential Real Estate

3714 Harlano St, Coral Gables, FL 33134



LEGEND: 📍 Subject Property 🏠 This Property

OFF MARKET
• Public Record

Closed Sold
\$713,000

Restored
Art Deco
Charm in
the Heart of
Coral Gables.

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	—
Property Subtype	Single Family	—
Bedrooms	3	—
Total Baths	2	—
Full Baths	2	—
Living Area (sq ft)	1,742	—
Lot Size	0.25 acres	—
Lot Dimensions	11025 SF	—
Year Built	1938	—
Number of Stories	1	—

760 Tibidabo Ave, Coral Gables, FL 33143



LEGEND: ★ Subject Property ☆ This Property

OFF MARKET

- Sold Date: 5/29/2015
- MLS Listing A2112105, 5/6/2015

\$825,000

Fabulous opportunity to own a great piece of property in the Platinum Triangle. Corner lot. "A" rated schools. This home is a teardown surrounded by

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Year Built
Style
Roofing
Heating
Cooling
Construction
Number of Stories

Public Facts

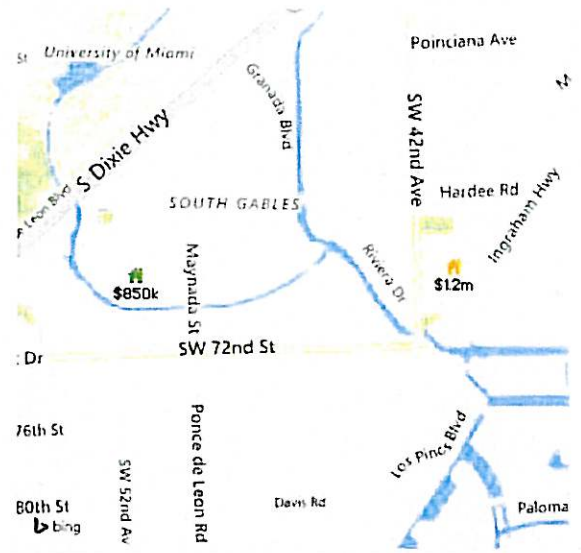
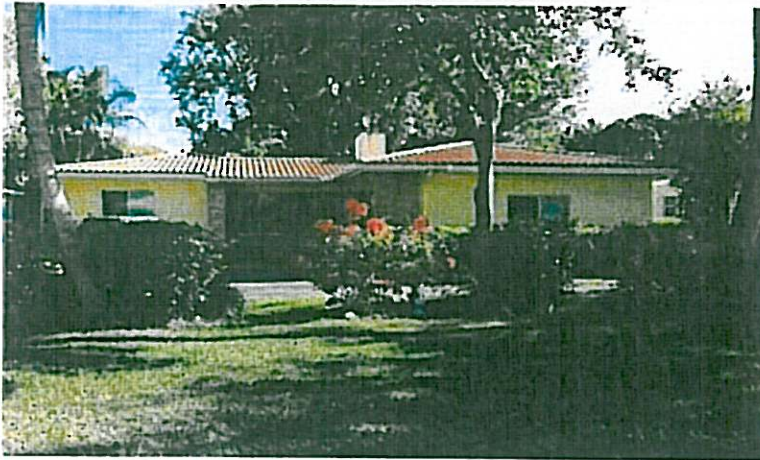
Single Family Residence
Single Family
3
2
2
1,822
0.23 acres
10043 SF
-
-
1954
-
-
-
-
-
1

Listing Facts

Single Family Residence
Single
3
2
2
1,822
0.23 acres
-
Yes
2
1954
Detached, No Pool/No Water
Slate Roof
No Heat
No Cooling
Cbs Construction
-

Courtesy of EwmRealty International

1206 Andora Ave, Coral Gables, FL 33146



LEGEND: 📍 Subject Property 🏠 This Property

RECENTLY SOLD

- Sold Date: 6/8/2016
- MLS Listing A10070035, 4/20/2016

Sold Price

\$850,000

Sold Date: 6/8/2016
Days in RPR: 49

Investor???'s Dream. Original Mid Century, South Gables home beautifully located on Andora Ave. House needs complete interior updating.

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	2,074	2,074
Lot Size	10,000 sq ft	10,000 sq ft
Lot Dimensions	10000 SF	-
Garage	-	Yes
Garage (spaces)	-	1
Year Built	1953	1953
Style	-	Attached, No Pool/No Water
Roofing	-	Barrel
Heating	-	Window/Wall Unit
Cooling	-	Wall/Window Unit Cooling
Construction	-	Cbs Construction
Number of Stories	1	-

Courtesy of Fortune International Realty

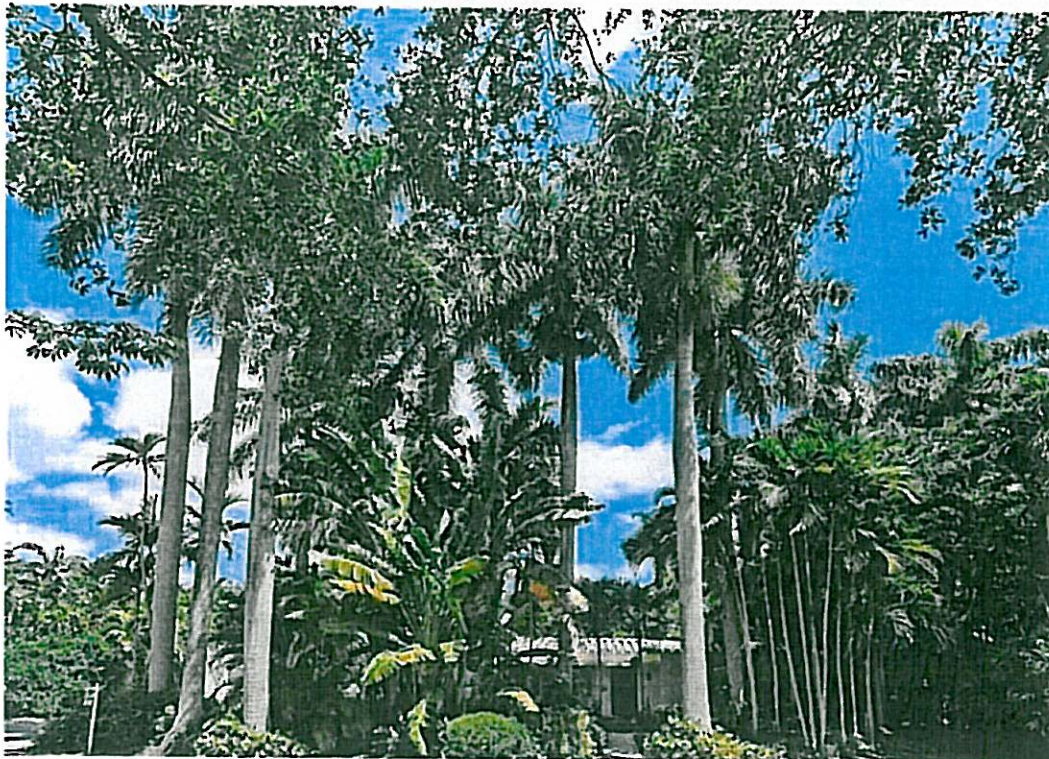


RESIDENTIAL REAL ESTATE

SELLER'S REPORT

229 Ridgewood Rd, Coral Gables, FL 33133

Prepared for Mr. Frederick Kent



Presented by
Anne Platt



Work (305) 442-2055

PlattProperties@bellsouth.net

Coldwell Banker Residential Real Estate Florida / SE
4000 Ponce de Leon Blvd., Suite 700
Coral Gables, FL 33146

229 Ridgewood Rd, Coral Gables, FL 33133



Legend: Subject Property

FOR SALE

Active-Available: 3/9/2016

List Price

\$1,150,000

Last Price Update: -
Days in RPR: 98

Your Comp Analysis

\$1,150,000

Last Edited: 6/16/2016

\$615 Price per Sq. Ft.

Your Comp Analysis Range



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Home Facts

Public Remarks

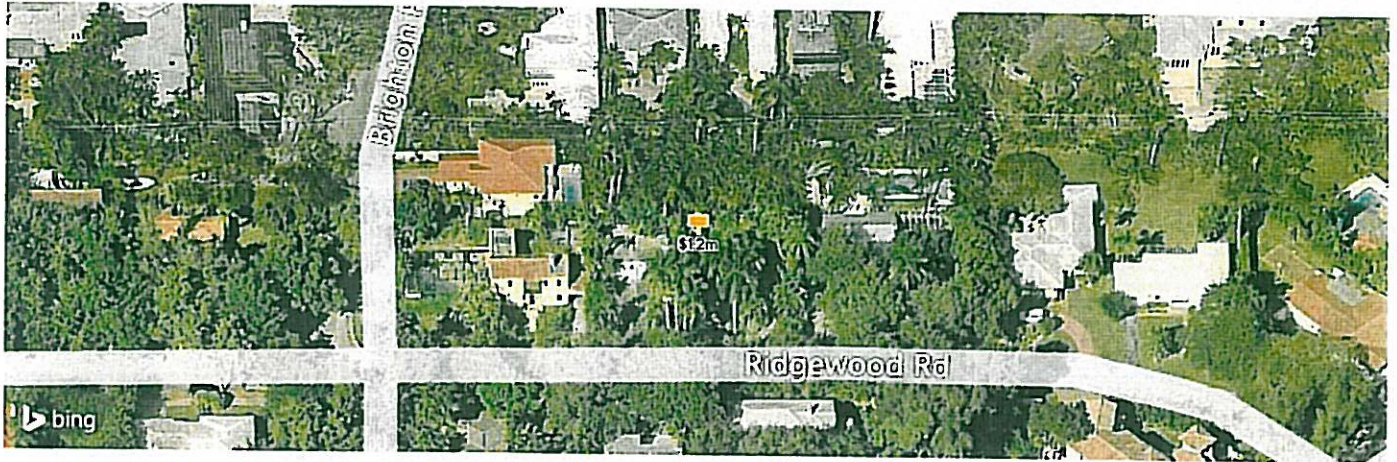
BUILD YOUR DREAM HOME IN THIS SECRET SOUTH GABLES RETREAT HIDDEN AMIDST MAJESTIC TOWERING ROYAL PALMS AND FERN GARDENS. 1938 HOME WART DECO DETAILS.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Lot/Land	-
Property Subtype	Single Family	Zoned Residential	-
Bedrooms	2	-	-
Total Baths	2	-	-
Full Baths	2	-	-
Living Area (sq ft)	1,870	-	-
Lot Size	0.37 acres	-	-
Lot Dimensions	16100 SF	115x140	-
Year Built	1938	-	-
Style	-	Zoned Residential	-
Number of Stories	1	-	-

Homeowner Facts

Owner Name (Public)	Frederick J Kent
Mailing Address	229 Ridgewood Rd Coral Gables FL 33133-6613
Owner Occupied	Y

Extended Home Facts



Legend: ■ Subject Property

Exterior Features

Road	Paved Road
Sewer	Septic
Special	Homestead Exemption
Utilities	Electric, Phone Line, Water, Cable Tv
Water	Municipal Water
Lot Size Dimensions	115x140
Lot Size Features	1/4- Lt 1/2 Ac, East Of Us 1, Oversized Lot

Exterior Details

Lot Size - Square Feet	16100 sq ft
Lot Size - Frontage Feet	0.0 sq ft
Lot Size - Depth Feet	0.0 sq ft
Lot Size - Acres	0.370 ac

Location Details

Subdivision	Coconut Grove Manor
Zoning	0100:SINGLE FAM,GENERAL
Location Features	City Location
Area Description	41
Walkability Score (out of 5)	Overall: 1.2 Amenity: 1.2 Leisure: 1.2

Other Details

Effective Year Built	1946
Chain link fence	211

Land Listing Details

Listing ID	A10047860
Listing Source	
Trees Description	Mango,Partial Tree Cover>
Improvements	Street Lights
Present Use	Other Usage
Style Features	Zoned Residential

Property Photos

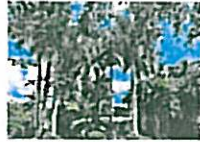


Comps Map



Sold
All grey houses are sold.
Color Computer error.

Comps Selected by Agent



Address	229 Ridgewood Rd Coral Gables, FL 33133	1206 Andora Ave Coral Gables, FL 33146	760 Tibidabo Ave Coral Gables, FL 33143	3751 Kent Ct Miami, FL 33133	3226 Riviera Dr Coral Gables, FL 33134
Status	🏠 Subject Property	🏠 Recently Sold	🏠 Off Market Sold \$825,000	🏠 Recently Sold	🏠 Off Market Sold \$1,300,000
Amount	\$1,150,000 List Price	\$850,000 Sold Price		\$900,000 Sold Price	
Recording Date	-	6/8/2016	5/29/2015	1/25/2016	6/23/2015
Days In RPR	98	49	23	64	92
Price Per Sq. Ft.	-	\$410		\$273	
Bedrooms	2	-	3	4	3
Total Baths	2	-	2	3	3
Partial Baths	-	-	-	-	-
Total Rooms	-	-	-	-	-
Living Area	1,870	-	1,822	3,300	2,672
Lot Size	0.37 acres	10000 SF	0.23 acres	0.28 acres	0.34 acres
Year Built	1938	-	1954	1951	1938
Living Area Range (low)	-	-	-	-	-
Living Area Range (high)	-	-	-	-	-
Property Type	Lot/Land	-	Single Family Residence	Single Family Residence	Lot/Land
Property Subtype	Zoned Residential	-	Single	Single	Zoned Residential
MLS ID	A10047860	A10070035	A2112105	A2207006	A2090525
Listing Broker	Listing Courtesy of Coldwell Banker Residential Real Estate	Courtesy of Fortune International Realty	Courtesy of Farm Realty International	Courtesy of The Keyes Co	Courtesy of Avanti Way
Description	BUILD YOUR DREAM HOME IN THIS SECRET SOUTH GABLES RETREAT HIDDEN AMIDST MAJESTIC TOWERING ROYAL PALMS AND FERN GARDENS. 1938 HOME W/ART DECO DETAILS.	Investor???'s dream. Original mid century, south gables home beautifully located on andora ave. House needs complete interior updating.	Fabulous opportunity to own a great piece of property in the platinum triangle. Corner lot. "a" rated schools. This home is a teardown surrounded by	This fantastic property is priced practically at land value	Build your dream home on this excellent opportunity corner 15000 square foot lot. This is the only available land/lot for sale in the golden triangle.

Highlighted fields were changed by agent to reflect knowledge of this property.

Land sale #84 per square ft.
Land sale #82 per square ft.
Land Sale #73 per sq. ft.
Land Sale #67 per sq. ft.

Comps Selected by Agent



Address	229 Ridgewood Rd Coral Gables, FL 33133	4160 Reynolds Ave Miami, FL 33133	3635 Justison Rd Coconut Grove, FL 33133	3525 Royal Palm Ave Miami, FL 33133	6823 Portillo St Coral Gables, FL 33146
Status	Subject Property	Sold Off Market	Recently Sold	Sold Off Market	Recently Sold
Amount	\$1,150,000 List Price	\$1,310,000	\$845,000 Sold Price	\$535,000	\$815,000 Sold Price
Recording Date	-	9/14/2015	9/29/2015	5/15/2015	2/12/2016
Days in RPR	98	76	106	209	130
Price Per Sq. Ft.	-	-	-	-	-
Bedrooms	2	2	2	4	3
Total Baths	2	1	2	4	2
Partial Baths	-	-	-	-	-
Total Rooms	-	-	-	-	-
Living Area	1,870	1,198	1,729	3,232	1,599
Lot Size	0.37 acres	0.25 acres	0.28 acres	0.24 acres	0.23 acres
Year Built	1938	1950	1945	1940	1951
Living Area Range (low)	-	-	-	-	-
Living Area Range (high)	-	-	-	-	-
Property Type	Lot/Land	Lot/Land	Lot/Land	Lot/Land	Lot/Land
Property Subtype	Zoned Residential	Zoned Residential	Zoned Residential	Zoned Residential	Zoned Residential
MLS ID	A10047860	A2138718	A2131002	A2021582	A2184572
Listing Broker	Listing Courtesy of Coldwell Banker Residential Real Estate	Courtesy of Miami Real Estate Invest LLC	Courtesy of Grove Properties	Courtesy of Miami Real Estate Company	Courtesy of Sine Realty Corporation
Description	BUILD YOUR DREAM HOME IN THIS SECRET SOUTH GABLES RETREAT HIDDEN AMIDST MAJESTIC TOWERING ROYAL PALMS AND FERN GARDENS. 1938 HOME WART DECO DETAILS.	Developer/builder's dream! botanical paradise in large corner lot in exclusive coconut grove and enclosed by a unique coral rock wall.	Y/subdividable 12,7555 sf s grove lot, fenced, elec gate, 3/2, renovate, or custom build, see attachments	Location, location, location...	Build your dream home, south coral gables steps from sunset elementary.
Highlighted fields were changed by agent to reflect knowledge of this property.		Land Sale \$74 per Sq Ft.	Land Sale \$66 per Sq Ft.	Land Sale \$79 per Sq Ft.	Land Sale \$81 per Sq Ft.

Comps Selected by Agent



Address	229 Ridgewood Rd Coral Gables, FL 33133	3621 Monserrate St Coral Gables, FL 33134
Status	Subject Property	Recently Sold
Amount	\$1,150,000 List Price	\$875,000 Sold Price
Recording Date	-	12/18/2015
Days in RPR	98	73
Price Per Sq. Ft.	-	\$451
Bedrooms	2	-
Total Baths	2	-
Partial Baths	-	-
Total Rooms	-	-
Living Area	1,870	-
Lot Size	0.37 acres	-
Year Built	1938	-
Living Area Range (low)	-	-
Living Area Range (high)	-	-
Property Type	Lot/Land	-
Property Subtype	Zoned Residential	-
MLS ID	A10047860	A2185116
Listing Broker	Listing Courtesy of Coldwell Banker Residential Real Estate	Courtesy of Florida Real Estate Solutions

Description

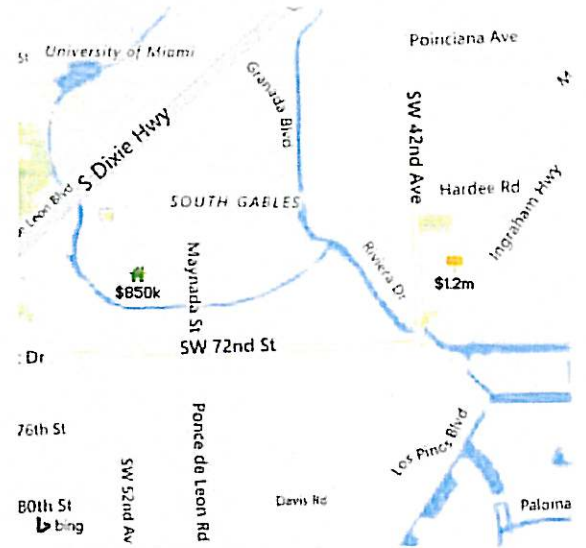
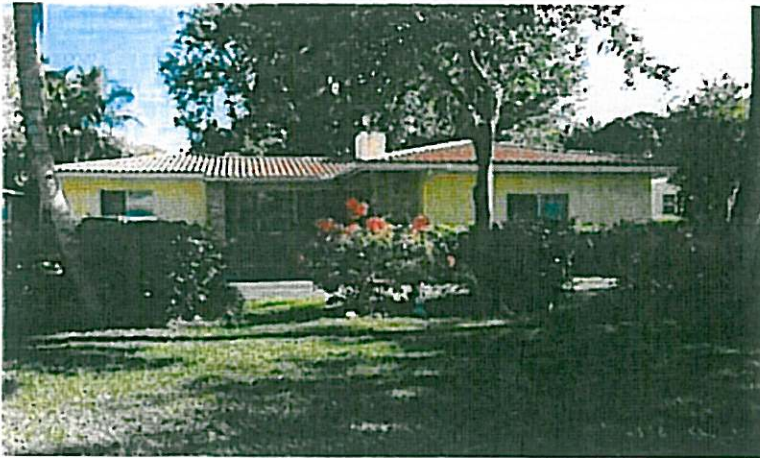
BUILD YOUR DREAM HOME IN THIS SECRET SOUTH GABLES RETREAT HIDDEN AMIDST MAJESTIC TOWERING ROYAL PALMS AND FERN GARDENS. 1938 HOME WART DECO DETAILS.

Art deco home built in 1937 on a 13,200 sqft lot. Located in gables triangle. New 4200sqft house on a smaller lot sold for \$2.3 million 4 houses down.

Land sale
#66 - ft.
per sq. ft.

Highlighted fields were changed by agent to reflect knowledge of this property.

1206 Andora Ave, Coral Gables, FL 33146



LEGEND: ■ Subject Property ■ This Property

RECENTLY SOLD

- Sold Date: 6/8/2016
- MLS Listing A10070035, 4/20/2016

Sold Price

\$850,000

Sold Date: 6/8/2016
Days in RPR: 49

Investor???'s Dream. Original Mid Century, South Gables home beautifully located on Andora Ave. House needs complete interior updating.

Home Facts

Lot Dimensions

Public Facts

10000 SF

Listing Facts

-

Courtesy of Fortune International Realty

760 Tibidabo Ave, Coral Gables, FL 33143



LEGEND: ■ Subject Property ✦ This Property

OFF MARKET

- Sold Date: 5/29/2015
- MLS Listing A2112105, 5/6/2015

Fabulous opportunity to own a great piece of property in the Platinum Triangle. Corner lot. "A" rated schools. This home is a teardown surrounded by

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Year Built
Style
Roofing
Heating
Cooling
Construction
Number of Stories

Public Facts

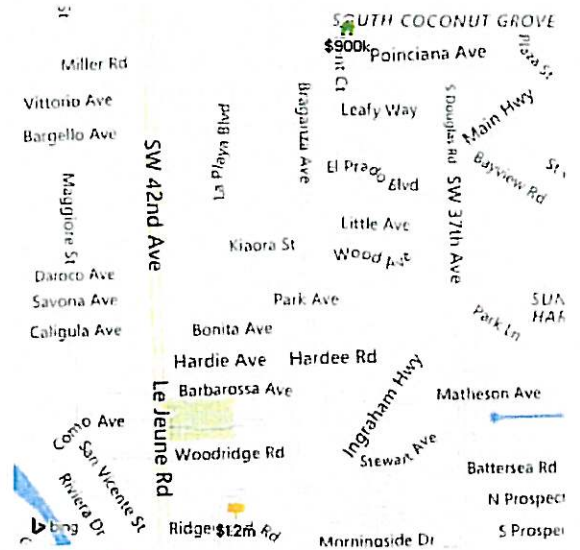
Single Family Residence
Single Family
3
2
2
1,822
0.23 acres
10043 SF
-
-
1954
-
-
-
-
1

Listing Facts

Single Family Residence
Single
3
2
2
1,822
0.23 acres
-
Yes
2
1954
Detached, No Pool/No Water
Slate Roof
No Heat
No Cooling
Cbs Construction
-

Courtesy of EwmRealty International

3751 Kent Ct, Miami, FL 33133



LEGEND: ■ Subject Property ■ This Property

RECENTLY SOLD

- Sold Date: 1/25/2016
- MLS Listing A2207096, 11/22/2015

Sold Price

\$900,000

Sold Date: 1/25/2016
Days in RPR: 64

This fantastic property is priced practically at land value

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single
Bedrooms	3	4
Total Baths	2	3
Full Baths	2	3
Living Area (sq ft)	2,494	3,300
Lot Size	0.28 acres	0.28 acres
Lot Dimensions	12268 SF	-
Pool	-	Yes
Year Built	1951	1951
Style	-	Detached, Pool Only
Roofing	-	Barrel
Heating	-	Central Heat, Electric Heat
Cooling	-	Central Cooling, Electric Cooling
Construction	-	Cbs Construction
Number of Stories	1	-

Courtesy of The Keyes Co

3226 Riviera Dr, Coral Gables, FL 33134



LEGEND: ■ Subject Property ■ This Property

OFF MARKET

- Sold Date: 6/23/2015
- MLS Listing A2090525, 3/23/2015

Build your dream home on this excellent opportunity corner 15000 Square Foot Lot. This is the only available land/lot for sale in the Golden Triangle.

Home Facts

Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	3
Total Baths	3
Full Baths	3
Living Area (sq ft)	2,672
Lot Size	0.34 acres
Lot Dimensions	15000 SF
Year Built	1938
Style	-
Number of Stories	2

Public Facts

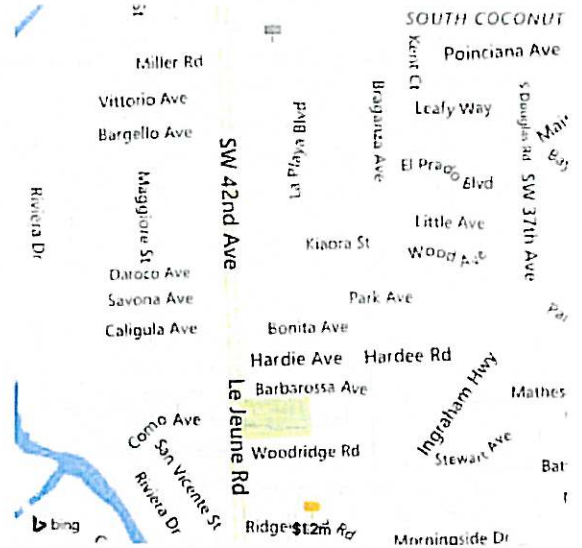
Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	3
Total Baths	3
Full Baths	3
Living Area (sq ft)	2,672
Lot Size	0.34 acres
Lot Dimensions	15000 SF
Year Built	1938
Style	-
Number of Stories	2

Listing Facts

Lot/Land	-
Zoned Residential	-
0.34 acres	-
X	-
Zoned Residential	-
-	-

Courtesy of Avanti Way

4160 Raynolds Ave, Miami, FL 33133



OFF MARKET

- Sold Date: 9/14/2015
- MLS Listing A2138718, 6/30/2015

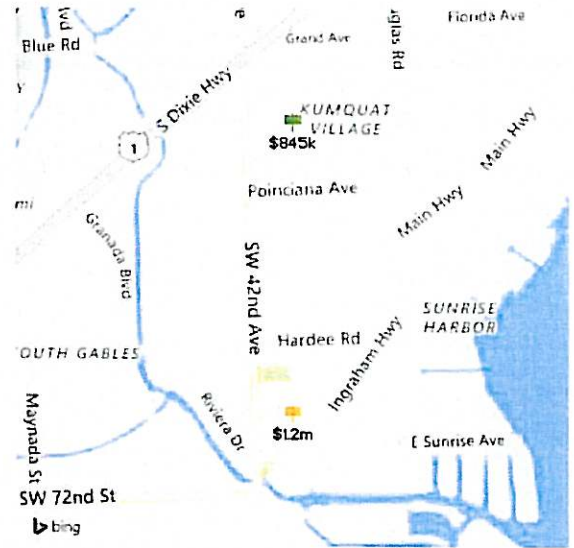
Developer/Builder's dream!
Botanical paradise in large corner lot in exclusive Coconut Grove and enclosed by a unique coral rock wall.

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Lot/Land
Property Subtype	Single Family	Zoned Residential
Bedrooms	2	-
Total Baths	1	-
Full Baths	1	-
Living Area (sq ft)	1,198	-
Lot Size	0.25 acres	0.25 acres
Lot Dimensions	10836 SF	10836
Year Built	1950	-
Style	-	Zoned Residential
Number of Stories	1	-

Courtesy of Miami Real Estate Invest LLC

3635 Justison Rd, Coconut Grove, FL 33133



LEGEND: ■ Subject Property ■ This Property

RECENTLY SOLD

- Sold Date: 9/29/2015
- MLS Listing A2131062, 6/15/2015

Sold Price
\$845,000

Sold Date: 9/29/2015
Days in RPR: 106

Y/SUBDIVIDABLE 12,755 SF
S.GROVE LOT, FENCED, ELEC
GATE, 3/2, RENOVATE, OR
CUSTOM BUILD, SEE
ATTACHMENTS.

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Pool
Year Built
Style
Number of Stories

Public Facts

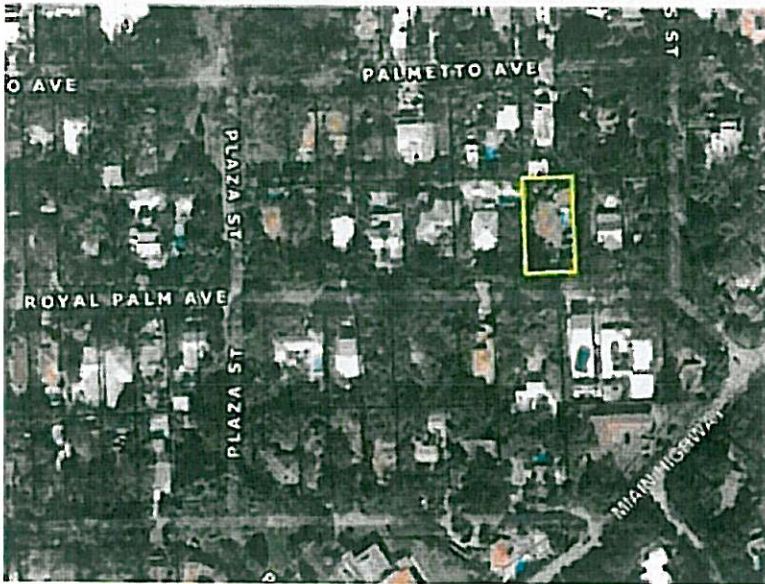
Single Family Residence
Single Family
2
2
2
1,729
0.29 acres
12775 SF
Yes
1945
-
1

Listing Facts

Lot/Land
Zoned Residential
-
-
-
-
0.28 acres
X
-
-
Zoned Residential
-

Courtesy of Grove Properties

3525 Royal Palm Ave, Miami, FL 33133



LEGEND: ■ Subject Property ■ This Property

OFF MARKET

- Sold Date: 5/15/2015
- MLS Listing A2021582, 10/18/2014

Location, Location, Location...

Home Facts

Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	4
Total Baths	4
Full Baths	4
Living Area (sq ft)	3,232
Lot Size	0.24 acres
Lot Dimensions	10500 SF
Pool	Yes
Year Built	1940
Style	-
Roofing	Tile
Construction	Concrete
Exterior Walls	Composition
Number of Buildings	2
Number of Units	2
Number of Stories	2

Public Facts

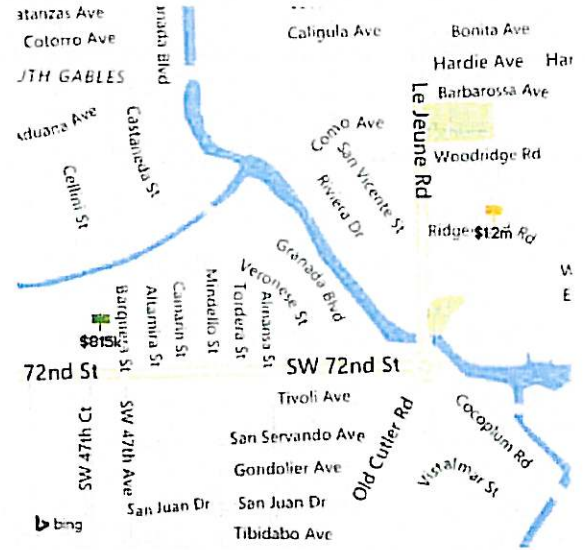
Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	4
Total Baths	4
Full Baths	4
Living Area (sq ft)	3,232
Lot Size	0.24 acres
Lot Dimensions	10500 SF
Pool	Yes
Year Built	1940
Style	-
Roofing	Tile
Construction	Concrete
Exterior Walls	Composition
Number of Buildings	2
Number of Units	2
Number of Stories	2

Listing Facts

Property Type	Lot/Land
Property Subtype	Zoned Residential
Bedrooms	-
Total Baths	-
Full Baths	-
Living Area (sq ft)	-
Lot Size	0.24 acres
Lot Dimensions	75 X 140
Pool	-
Year Built	-
Style	Zoned Residential
Roofing	-
Construction	-
Exterior Walls	-
Number of Buildings	-
Number of Units	-
Number of Stories	-

Courtesy of Mari Real Estate Company

6823 Portillo St, Coral Gables, FL 33146



LEGEND: ■ Subject Property ■ This Property

RECENTLY SOLD

- Sold Date: 2/12/2016
- MLS Listing A2184572, 10/5/2015

Sold Price

\$815,000

Sold Date: 2/12/2016
Days in RPR: 130

Build your Dream Home, south Coral Gables steps from Sunset Elementary.

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Year Built
Style
Number of Stories

Public Facts

Single Family Residence
Single Family
3
2
2
1,599
0.23 acres
10000 SF
1951
-
1

Listing Facts

Lot/Land
Zoned Residential
-
-
-
-
0.23 acres
X
-
Zoned Residential
-

Courtesy of Sims Realty Corporation

3621 Monserrate St, Coral Gables, FL 33134



LEGEND: ■ Subject Property ■ This Property

Courtesy of Florida Real Estate Solutions

RECENTLY SOLD

- Sold Date: 12/18/2015
- MLS Listing A2185116, 10/6/2015

Sold Price

\$875,000

Sold Date: 12/18/2015
Days in RPR: 73

Art Deco home built in 1937 on a 13,200 sqft lot. Located in Gables triangle. New 4200sqft house on a smaller lot sold for \$2.3 million 4 houses down.