



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: June 13, 2016

CASE NO.: 16-5103

BUILDING ADDRESS: 3310 Ponce De Leon Blvd

FOLIO NUMBER: 03-4117-007-1140

OWNER: Pines Group Inc.

USE: Commercial (Office)

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2015

DESCRIPTION AND DEFECTS OF BUILDING: The Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

4/20/15 Letter from the City advising of 40/10 Year Recertification required

5/27/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

TO DATE THE OWNER HAS NOT: Submitted the Recertification Report and/or letter from the Architect or Engineer requesting recertification for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: a) Submit the 40/10 Year Recertification Report prepared by a licensed Architect or Engineer within ninety (90) days of the Board's Order. b) Fines be imposed if property is not recertified within the ninety (90) day deadline.

PERMIT ACTIVITY: None related to the structure's recertification.

Presented by: Virginia Goizueta, Building Services Coordinator, City of Coral Gables

**No records of previous recertifications found



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/17/2016

Property Information	
Folio:	03-4117-007-1140
Property Address:	3310 PONCE DE LEON BLVD Coral Gables, FL 33134-7284
Owner	PINES GROUP INC
Mailing Address	3301 PONCE DE LEON BLVD CORAL GABLES, FL 33134-7273
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	12,317 Sq.Ft
Lot Size	7,561 Sq.Ft
Year Built	1925



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,209,760	\$831,710	\$756,100
Building Value	\$1,724,380	\$1,468,771	\$1,443,900
XF Value	\$0	\$0	\$0
Market Value	\$2,934,140	\$2,300,481	\$2,200,000
Assessed Value	\$2,530,529	\$2,300,481	\$2,200,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$403,611		

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

Short Legal Description
COCONUT GROVE SEC 1-CORAL GABLES PB 14-25 LOTS 21 - 23 INC BLK 10 LOT SIZE 75.610 X 100 OR 14225-1189-99-1201-03 0889 2

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,530,529	\$2,300,481	\$2,200,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,934,140	\$2,300,481	\$2,200,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,530,529	\$2,300,481	\$2,200,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,530,529	\$2,300,481	\$2,200,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/1989	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
08/01/1989	\$1,371,600	14225-1189	Deeds that include more than one parcel
11/01/1984	\$999,999	12321-1518	Sales which are qualified

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

Version:

3310 Ponce De Leon Blvd





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Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-09-04-2164	04/10/2009	3310 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	*3308 PONCE DE LEON BLVD* STOREFRONT DOOR & 3 WINDOWS (IMPACT, BRONZE FRAME, BRONZE GLASS) \$7800	final	04/10/2009	09/08/2009	0.00
AB-13-10-1233	10/21/2013	3310 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	**COMMERCIAL** RECOVER (3) STATIONARY AWNINGS AND (2) TWO NEW COLOR TO BE BLACK AND WHITE STRIPE \$1600	final	10/21/2013	12/27/2013	0.00
AB-15-04-5003	04/21/2015	3310 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL* SUITE 250 * SIGN - (ACUPUNCTURE) / NON-ILLUMINATED REVERSE CHANNEL \$1000	issued	04/21/2015		0.00
AB-16-03-6208	03/15/2016	3310 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	RE-ROOF - SANTAFE SPANISH S ROOF TILE COLOR: TERRACOTTA \$7,430	issued	03/15/2016		0.00
BL-07-12-0056	12/14/2007	3310 PONCE DE LEON BLVD	SIGNS	ELECTRICAL SIGN (IM = X PILATES) \$500	final	09/21/2009	10/10/2012	0.00
BL-09-04-2414	04/16/2009	3310 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	*3308 PONCE DE LEON BLVD* STOREFRONT DOOR & 3 WINDOWS (IMPACT, BRONZE FRAME, BRONZE GLASS) \$7800	final	05/28/2009	09/08/2009	0.00
BL-13-10-1430	10/24/2013	3310 PONCE DE LEON BLVD	AWNINGS / CANOPY	**COMMERCIAL** RECOVER (3) STATIONARY AWNINGS AND (2) TWO NEW COLOR TO BE BLACK AND WHITE STRIPE \$1600	final	11/19/2013	12/27/2013	0.00
BL-15-04-5384	04/28/2015	3310 PONCE DE	SIGNS	*COMMERCIAL* SUITE 250 * SIGN	pending			0.00

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LEON BLVD					(ACUPUNCTURE) / NON- ILLUMINATED REVERSE CHANNEL \$1000			
BL-16-03-6817	03/25/2016	3310 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	RE-ROOF - SANTAFE SPANISH S ROOF TILE COLOR: TERRACOTTA \$7,430	issued	04/21/2016		0.00
DR-08-06-0576	06/09/2008	3310 PONCE DE LEON BLVD	DEVELOPMENT REVIEW COMMITTEE	APPLICANT PROPOSES TO OPEN A BODY WAXING SALON AT THE EXISTING LOCATION.	final	06/09/2008	07/27/2009	0.00
EL-08-04-1014	04/18/2008	3310 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	ADD FIRE ALARM DEVICES TO EXISTING SYSTEM \$1,800	final	04/23/2008	05/20/2008	0.00
EL-09-03-2211	03/18/2009	3310 PONCE DE LEON BLVD	ELEC SIGNS	REVERSE CHANNEL LETTER SIGN	final	09/21/2009	09/28/2009	0.00
EX-09-09-2573	09/21/2009	3310 PONCE DE LEON BLVD	PERMIT EXTENSION	PERMIT EXTENSION FOR #BL-07-12-0056	final	09/21/2009	09/21/2009	0.00
EX-10-04-4734	04/26/2010	3310 PONCE DE LEON BLVD	PERMIT EXTENSION	PERMIT EXTENSION FOR #BL-07-12-0056	final	08/10/2012	08/10/2012	0.00
FD-08-04-0401	04/08/2008	3310 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	BLDG ADDRESS - 3306, 3308, 3310 PONCE	final	04/15/2008	05/14/2008	0.00
ME-09-08-2183	08/14/2009	3310 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	RAISE ROOF EQUIPMENT \$6,000	final	09/29/2009	11/05/2009	0.00
PU-09-06-2636	06/16/2009	3310 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	BUILDING INFORMATION LETTER-RELATED TO PERMIT #07030081	final	06/16/2009	06/16/2009	0.00
PU-09-07-3324	07/27/2009	3310 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	BUILDING INFORMATION LETTER-RELATED TO ADDRESS 3310 PONCE DE LEON BLVD	final	07/28/2009	07/28/2009	0.00
PU-09-07-3562	07/30/2009	3310 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	SUBPOENA REQ. FOR PERMITS, INSPECTION REPORTS & DWGS REGARDING PERMIT #07030081	final	08/04/2009	08/04/2009	0.00
PU-10-07-5262	07/28/2010	3310 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	FILE #0506201 - RETRIEVAL OF BLUE FORM PACKET FROM CRM	final	07/29/2010	07/29/2010	0.00
PU-10-08-4583	08/24/2010	3310 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ INSP COPIES PERMIT 07030081 CRM INV 011145	final	08/24/2010	08/24/2010	0.00
PU-10-09-4405	09/14/2010	3310 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ INSPECTION COPIES AND CC PERMIT 07030081 CRM INV 011375	final	09/14/2010	09/14/2010	0.00
PU-10-09-5385	09/30/2010	3310 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPIES OF DRAWINGS, PERMITS,	final	09/30/2010	09/30/2010	0.00

				APPLICATIONS AND INSPECTIONS CRM INV 011437					
PU-11-08-5482	08/04/2011	3310 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT BL07120056 CRM INV 013989	final	09/16/2011	09/16/2011	0.00	
PU-12-09-0559	09/11/2012	3310 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT BL07120056	final	10/09/2012	10/09/2012	0.00	
RC-16-05-6958	05/18/2016	3310 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5103 UNSAFE STRUCTURES FEE	approved			980.63	

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



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

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

Occupant Name:	Advanced Chinese Acupuncture	Inspection Date:	8/4/2015
Address:	3310 Ponce De Leon Boulevard	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Y Garcia 305-460-5563
Suite:	250	Occ. Sq. Ft.:	1000

No violations noted at this time.

Company Representative:


Signature valid only in mobile-eye documents

hui shao
8/4/2015

Inspector:


Signature valid only in mobile-eye documents

Y Garcia
8/4/2015

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The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

4/20/2015

VIA CERTIFIED MAIL

PINES GROUP INC
3301 PONCE DE LEON BLVD
CORAL GABLES, FL 33134-7273

RE: 3310 PONCE DE LEON BLVD, Coral Gables, Florida
Folio # 03-4117-007-1140
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1925.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a report must be furnished to this Department within ninety (90) days from the date of this letter indicating the building meets the requirements of building recertification under the Code. In the event the repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of one hundred fifty (150) days from the date of this letter in which to complete the indicted repairs or modifications.

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state the property meets the requirement for building recertification; no additional documents or photographs are necessary.

The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page Document Preservation Fee must be paid with a check or credit card payable to the "City of Coral Gables," and sent/delivered to:

BUILDING RECERTIFICATION SECTION

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S *Composite*
EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5103

vs.

PINES GROUP, INC.
c/o Gustavo A. Pines, Esq.
Registered Agent
3301 Ponce de Leon Boulevard, Suite PH
Coral Gables, Florida 33134-7273

Return receipt number:

91 7108 2133 3932 7177 0158

Respondent.

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

Date: May 27, 2016

Re: **3310 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-7284 and legally described as Lots 21 thru 23 inc, Block 10, of COCONUT GROVE SECTION 1 – CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 14, Page 25, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-007-1140 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on June 13, 2016, at 2:00 p.m.

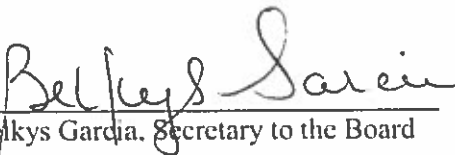
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the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

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

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

Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

ADA Assistance: The City complies with the provisions of the Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.

C:

Delta Life and Annuity Company, 530 Oak Court, Suite 200, Memphis, Tennessee 38117-3724
Delta Life and Annuity Company, One Anvestors Place, 555 Kansas Avenue, Topeka, Kansas 66603-3444
Delta Life and Annuity Company, 611 Fifth Avenue, Des Moines, Iowa 50309-1610



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5103

Title of Document Posted: Construction Regulation Board Case

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 3310 PONCE DE LEON ON 5-27-16
Blvd
AT 9:44 AM.

JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

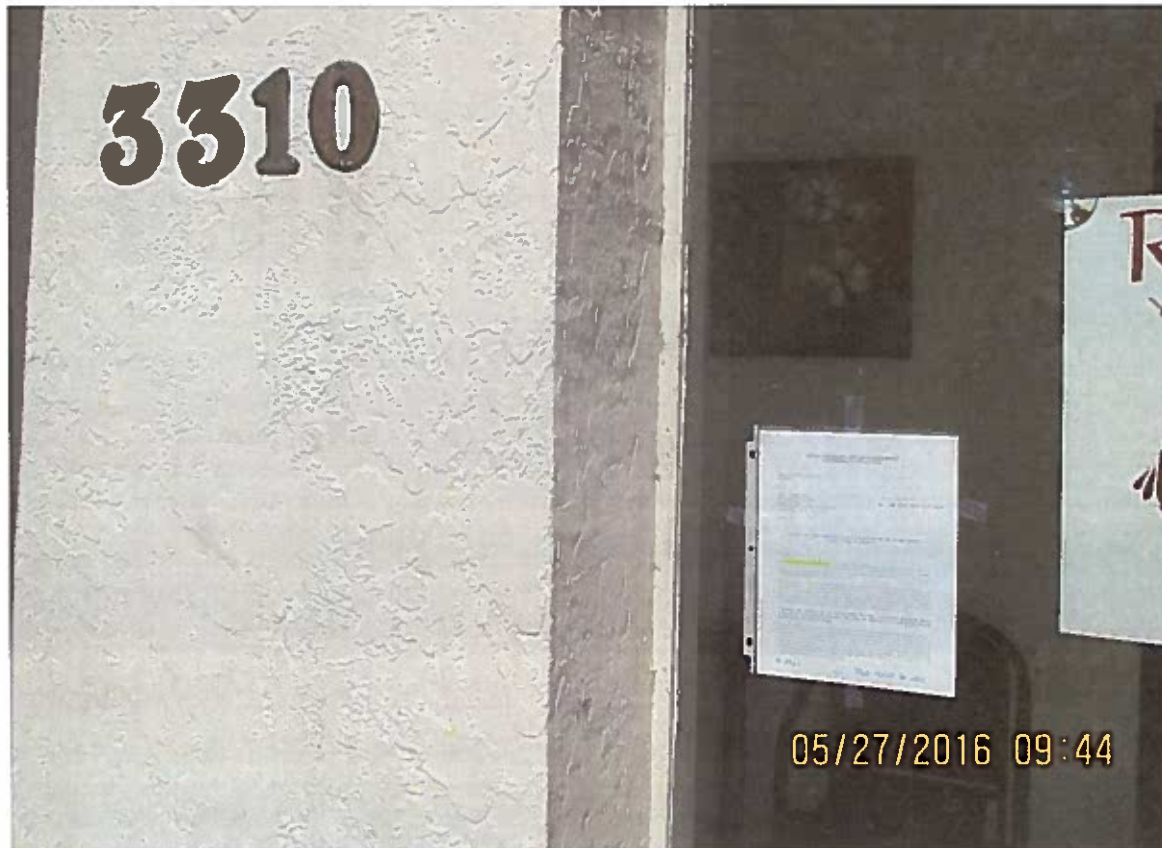
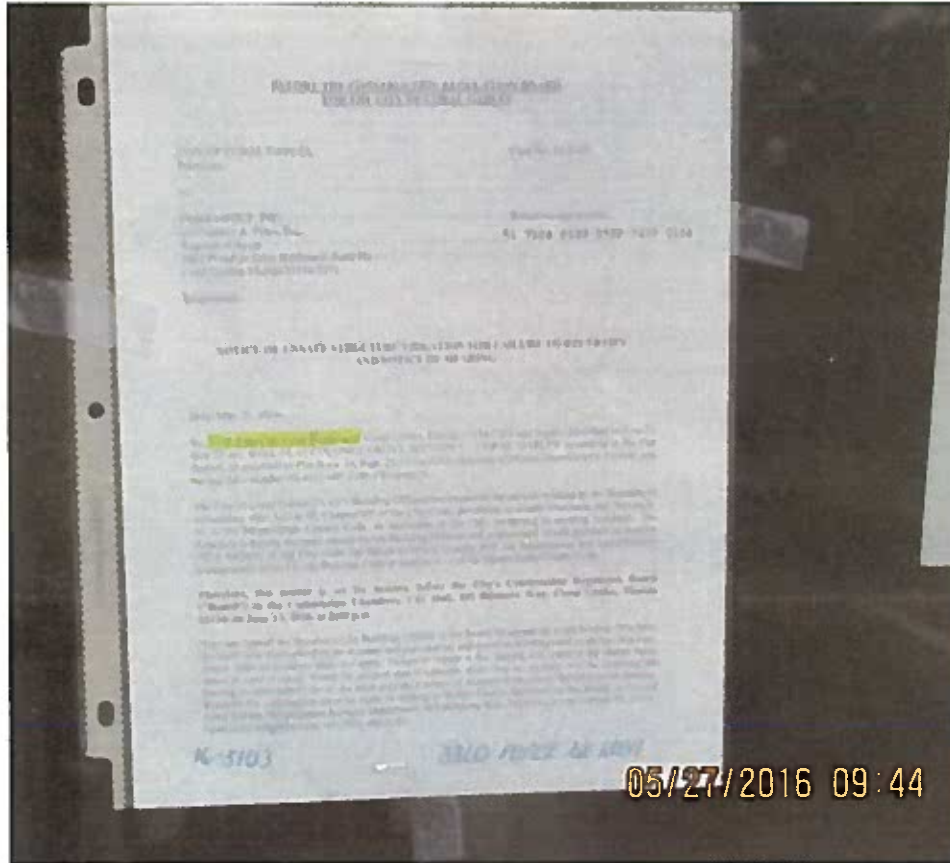
Sworn to (or affirmed) and subscribed before me this 27th day of May, in
the year 20 16, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

3310 Ponce de Leon Boulevard



EL 14251199

STANDARD FORM 3026

This **Warranty Deed** Made the 16 day of August, A. D. 1989 by **Kensington Enterprises, Inc.,** a Florida Corporation

a corporation existing under the laws of Florida, and having its principal place of business at 3306 Ponce De Leon Blvd., Coral Gables, Florida hereinafter called the grantor. to **Pinas Group, Inc.,** a Florida corporation

whose postoffice address is 1001 S. Bayshore, Miami, Florida 33131 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of said grantor, and the successors and assigns of said grantee)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in **County, Florida, viz:**

Lot 21, Block 10, Coral Gables Coconut Grove Section, Part One, according to the Plat thereof, as recorded in Plat Book 14 at Page 25 of the Public Records of Dade County, Florida, together with all improvements thereon.

Subject to:

1. Taxes for 1989 and subsequent years
2. A first mortgage in favor of the Wackenhut Corporation dated November 8, 1984, filed November 9, 1984 in Official Records Book 12323, at Page 1449.
3. Zoning restrictions imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision.

Documentary Stamps Collected \$ 0.45
 SURTAX Doc. Stamps Collected \$ 0.55
 Class "C" Intangible Tax Collected \$ 0.00
 Richard P. Binkler, Clerk, Dade County, Fla.
 By W. L. [Signature] 8-21-89 D.

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

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

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

(CORPORATE SEAL)

ATTEST: _____
 Signed, sealed and delivered in the presence of:
 [Signature]
 [Signature]

KENSINGTON ENTERPRISES, INC.
 By [Signature] PRESIDENT
 REGISTERED IN OFFICIAL RECORDS BOOK OF DADE COUNTY, FLORIDA
 RICHARD P. BINKLER
 CLERK DADA COUNTY

STATE OF Florida COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **J. LADD HOWELL, President**

well known to me to be the President and _____ respectively of the corporation named as grantor in the foregoing deed, and that they correctly acknowledged executing the same in the presence of two subscribing witnesses duly and lawfully sworn and duly named in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. WITNESS my hand and official seal in the County and State last aforesaid this 16th day of August, A. D. 1989

This instrument prepared by: [Signature]
 Address: Maurice Donaky
 3306 Ponce De Leon Blvd.
 Coral Gables, Florida 33134

89R299424

89R299424



Detail by Entity Name

Florida Profit Corporation

PINES GROUP, INC.

Filing Information

Document Number	125813
FEI/EIN Number	59-0294290
Date Filed	01/30/1932
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/19/2014
Event Effective Date	NONE

Principal Address

3301 PONCE DE LEON BLVD
PENTHOUSE SUITE
CORAL GABLES, FL 33134

Changed: 08/13/1992

Mailing Address

3301 PONCE DE LEON BLVD
PENTHOUSE SUITE
CORAL GABLES, FL 33134

Changed: 08/13/1992

Registered Agent Name & Address

PINES, GUSTAVO AESQ.
3301 PONCE DE LEON BLVD
PH SUITE
CORAL GABLES, FL 33134

Name Changed: 08/30/2012

Address Changed: 04/24/2007

Officer/Director Detail

Name & Address

Title VTD

PINES, GUSTAVO A
3301 PONCE DE LEON, PH-SUITE
CORAL GABLES, FL 33134

Title VD

PINES, EDUARDO I
3301 PONCE DE LEON, PH-SUITE
CORAL GABLES, FL 33134

Title P

PINES, RICARDO DR.
3301 PONCE DE LEON BLVD, PH-SUITE
CORAL GABLES, FL 33134

Title VD

PINES, FRANCISCO J
3301 PONCE DE LEON BLVD. SUITE 220
CORAL GABLES, FL 33134

Title D

PINES, ELIZABETH C
4775 COLLINS AVENUE
PAT PH-4202
MIAMI BEACH, FL 33140

Title D

PINES-SILVA, MARIA C
8351 S.W. 139 TERRACE
MIAMI, FL 33158

Title D

PINES, RICARDO E, Jr.
3301 PONCE DE LEON BLVD.
SUITE 200
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2014	04/14/2014
2015	03/31/2015
2016	04/19/2016

Document Images

<u>04/19/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/19/2014 -- Amendment</u>	View image in PDF format
<u>04/14/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/15/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/04/2013 -- Amendment</u>	View image in PDF format
<u>10/12/2012 -- Amendment</u>	View image in PDF format
<u>08/30/2012 -- Amendment</u>	View image in PDF format
<u>07/09/2012 -- Off/Dir Resignation</u>	View image in PDF format
<u>07/09/2012 -- Off/Dir Resignation</u>	View image in PDF format
<u>03/26/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/16/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/24/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/04/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/14/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/07/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/30/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/08/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/14/1998 -- ANNUAL REPORT</u>	View image in PDF format
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<u>04/07/1995 -- ANNUAL REPORT</u>	View image in PDF format

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96R366451 1996 AUG 16 12:18

PREPARED BY,
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
WHITE & CASE
5000 First Union Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131-2352
Attention: Raymond J. Kayal, Jr.

DOCSTPNTG 3,150.00 INTNG 1,800.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

**MORTGAGE, ASSIGNMENT OF RENTS
AND SECURITY AGREEMENT**

THIS MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (this "Mortgage") dated as of August 15, 1996, made by PINES GROUP, INC., a Florida corporation, having its principal place of business at 3301 Ponce de Leon Boulevard, Coral Gables, Florida 33134, as mortgagor (the "Mortgagor"), to DELTA LIFE & ANNUITY COMPANY, a Tennessee corporation, having an office at 530 Oak Court, Suite 200, Memphis, Tennessee 38117, as beneficiary and secured party (the "Mortgagee").

PRELIMINARY STATEMENT

(1) Mortgagor has requested Mortgagee to make a loan to Mortgagor in the aggregate outstanding principal amount of \$900,000.00 (the "Loan") and Mortgagor has executed and delivered to Mortgagee a promissory note, dated of even date herewith (the "Note"), in the amount of the Loan.

(2) Mortgagee requires as a condition precedent to the making of the Loan to Mortgagor that Mortgagor shall have executed and delivered to Mortgagee this Mortgage.

NOW, THEREFORE, in consideration of the benefits accruing to Mortgagor, the receipt and sufficiency of which are hereby acknowledged, MORTGAGOR HEREBY GRANTS, MORTGAGES, BARGAINS, SELLS, TRANSFERS, CONVEYS AND ASSIGNS TO THE MORTGAGEE, under and subject to the terms and conditions hereinafter set forth, all of its estate, right, title and interest, whether now owned or hereafter acquired, in and to that property described on Exhibit A hereto, which Exhibit A is incorporated herein by reference.

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REC. 17317PC4041

EXHIBIT B
PERMITTED ENCUMBRANCES

Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Coral Gables Coconut Grove Section Part 1, as recorded in Plat Book 14, Page 25.

Covenants, conditions, and restrictions recorded in O. R. Book 12502, Page 3173; O.R. Book 14590, Page 353; O.R. Book 14638, Page 2893; O.R. Book 14702, Page 187; O.R. Book 15556, Page 2972.

**ALL RECORDED DOCUMENTS LISTED ABOVE ARE RECORDED IN THE
PUBLIC RECORDS OF DADE COUNTY, FLORIDA.**

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIER
HARVEY RUJIN
CLERK CIRCUIT COURT



Detail by Entity Name

Foreign Profit Corporation

DELTA LIFE AND ANNUITY COMPANY

Filing Information

Document Number	F98000005696
FEI/EIN Number	71-0599205
Date Filed	10/12/1998
State	IA
Status	INACTIVE
Last Event	WITHDRAWAL
Event Date Filed	04/14/2003
Event Effective Date	NONE

Principal Address

ONE AMVESTORS PLACE, 555 KANSAS AVE
TOPEKA, KS 66603

Changed: 04/24/2001

Mailing Address

ONE AMVESTORS PLACE, 555 KANSAS AVE
TOPEKA, KS 66603

Changed: 04/24/2001

Registered Agent Name & Address

NONE

Officer/Director Detail

Name & Address

Title D

BROOKS, ROGER K
611 FIFTH AVE
DES MOINES, IA 50309

Title VD

GODLASKY, THOMAS C

611 FIFTH AVE
DES MOINES, IA 50309

Title S

MILLER, MICHAEL H
555 S. KANSAS AVE
TOPEKA, KS 66603

Title TD

HAMMOND, MARK K
555 S. KANSAS AVE
TOPEKA, KS 66603

Title CDP

HEITZ, MARK V
555 S. KANSAS AVE
TOPEKA, KS 66603

Annual Reports

Report Year	Filed Date
2000	06/28/2000
2001	04/24/2001
2002	03/26/2002

Document Images

<u>04/14/2003 -- Withdrawal</u>	View image in PDF format
<u>03/26/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/28/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/14/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/12/1998 -- Foreign Profit</u>	View image in PDF format



Tennessee
Secretary of State
Rothstein

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Business Services Online > Find and Update a Business Record

Business Information Search

As of May 22, 2016 we have processed all corporate filings received in our office through May 21, 2016 and all annual reports received in our office through May 21, 2016.

Click on the underlined control number of the entity in the search results list to proceed to the detail page. From the detail page you can verify the entity displayed is correct (review addresses and business details) and select from the available entity actions - file an annual report, obtain a certificate of existence, file an amendment, etc.

Control #	Entity Type	Name	Name Type	Name Status	Entity Filing Date	Entity Status
000231911	CORP	DELTA LIFE AND ANNUITY COMPANY TENNESSEE	Entity	Inactive	08/22/1990	Inactive - Terminated
000067532	CORP	DELTA LIFE AND ANNUITY COMPANY TENNESSEE	Entity	Inactive	07/26/1979	Inactive - Merged

Information about individual business entities can be queried, viewed and printed using this search tool for free.

If you want to get an electronic file of all business entities in the database, the full database can be downloaded for a fee by [Clicking Here](#).

[Click Here](#) for information on the Business Services Online Search logic.

Division of Business Services
117 Rosa L. Parks Avenue, 24th Floor, Tower 3B
Nashville, TN 37203
615-741-4226
500 Union and 4th Street, Central Business Plaza
Nashville, Tennessee 37203

- [Entity List Filter and Download from 08/21/2011 to 08/21/2011](#) (TNBOS/ENTINFO) (pdf)
- [Filtered Times and Download of Existence Info for 08/21/2011](#) (TNBOS/CORTEXIST) (pdf)
- [Main Website - Tennessee Online Business Services](#) (TNBOS/MW) (http)
- [State of Tennessee - Department of Revenues](#) (TNR) (TNBOS/RC) (http)
- [Website for information on the Negotiation Process](#) (TNBOS/NTREN) (http)
- [Appellate & Arbitration Services](#) (TNBOS/ATS) (http)
- [Arbitration Services](#) (TNBOS/ATS) (http)
- [Trust Administration](#) (TNBOS/ATS) (http)
- [Trust Asset Management](#) (TNBOS/ATS) (http)

OUR MISSION

Our mission is to exceed the expectations of our customers, the taxpayers, by operating at the highest levels of accuracy, cost-effectiveness, and accountability in a customer-centered environment

OUR ORGANIZATIONAL STRUCTURE

- Executive Director
- Comptroller and Chief Financial Officer
- Chief Operating Officer
- Chief Information Officer
- Chief of Staff
- Secretary of State

OUR SERVICES

- Accounting and Auditing
- Business Services
- Contract Administration and Compliance
- Electronics
- Financial Services and Reporting Tools
- Information Systems
- Printing & Analysis
- Real Estate Services

OUR CONTACTS

- Administrative Services
- Business Development and Client Relations
- Customer Support and Complaint Resolution
- State Operations
- Statewide Programs
- Trust and Estate Administration
- Trust Services



Business Entity Detail

Available Entity Actions

[Certificate of Existence](#)
[Change Registered Agent](#)

Entity details cannot be edited. This detail reflects the current state of the filing in the system.

[Return to the Business Information Search.](#)

090201011, For profit Corporation, Domestic

[Printer Friendly Version](#)

Name: DELTA LIFE AND ANNUITY COMPANY

Status: Inactive - Terminated

Initial Filing Date: 08/22/1990

Formed In: TENNESSEE

Delayed Effective Date:

Fiscal Year Close: December

AR Due Date: 04/01/1999

Term of Duration: Perpetual

Inactive Date: 08/22/1990

Principal Office: 611 FIFTH AVENUE
DES MOINES, IA 50309 USA

Mailing Address: 611 FIFTH AVENUE
DES MOINES, IA 50309 USA

AR Exempt: No

Obligated Member Entity: No

Shares of Stock: 1,000,000

[Assumed Names](#)

[History](#)

[Registered Agent](#)

Name	Status	Expires
No Assumed Names Found...		

Division of Business Services
 317 West U. First Avenue, Suite 300, Room 040
 Floor
 Nashville, TN 37243
 615-741-3288
 8:00 a.m. until 4:30 p.m. (Central Mountain - Time)
[Division of Business Services](#) | [Member Payment](#)

- [Business Filings and Information](#) (615) 741-3288, [TENTHS.COBBINFO@tn.gov](#)
- [LIMITED LIABILITY COMPANY \(LLC\) SEARCH](#) (615) 741-3288, [TENTHS.COBBINFO@tn.gov](#)
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