

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 7/21/2021

Property Information	
Folio:	03-4117-005-4210
Property Address:	201 SEVILLA AVE UNIT: 301 Coral Gables, FL 33134-6616
Owner	LSA PROPERTY HOLDINGS LLC
Mailing Address	201 SEVILLA AVE STE 300 CORAL GABLES, FL 33134 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Haif	0/0/0
Floors	5
Living Units	0
Actual Area	30,975 Sq.Ft
Living Area	30,975 Sq.Ft
Adjusted Area	29,199 Sq.Ft
Lot Size	8,837 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Informa	tion		
Year	2021	2020	2019
Land Value	\$2,739,470	\$2,739,470	\$2,651,100
Building Value	\$3,560,530	\$3,622,696	\$2,948,900
XF Value	\$0	\$281,591	\$0
Market Value	\$6,300,000	\$6,643,757	\$5,600,000
Assessed Value	\$6,300,000	\$6,160,000	\$5,600,000

Benefits Information					
Benefit	Туре	2021	2020	2019	
Non-Homestead Cap	Assessment Reduction		\$483,757		
Note: Not all benefits a	re applicable to all Taxable	Values (i.e. County, S	School	

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

Short Legal Description
CORAL GABLES CRAFTS SEC PB 10-40
LOTS 32-33 & 34 BLK 15
LOT SIZE IRREGULAR



Taxable Value Inform	ation		
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,300,000	\$6,160,000	\$5,600,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,300,000	\$6,643,757	\$5,600,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,300,000	\$6,160,000	\$5,600,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,300,000	\$6,160,000	\$5,600,000

Sales Information							
Previous Sale	Price	OR Book-Page	Qualification Description				
12/27/2012	\$2,810,000	28431-2980	Qual by exam of deed				

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

Version:



DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company LSA PROPERTY HOLDINGS, LLC

Filing Information

Document Number L12000153731

FEI/EIN Number 46-1681963

Date Filed 12/07/2012

State FL

Status ACTIVE

Principal Address

201 Sevilla Avenue

300

Coral Gables, FL 33134

Changed: 03/13/2018

Mailing Address

201 Sevilla Avenue

300

Coral Gables, FL 33134

Changed: 03/13/2018

Registered Agent Name & Address

SILVA, FRANK

201 Sevilla Avenue

300

Coral Gables, FL 33134

Address Changed: 03/13/2018

Authorized Person(s) Detail

Name & Address CITY'S

Title MGR FXHIBIT

Detail by Entity Name 7/21/21, 4:03 PM

SHOJAEE, MASOUD 201 Sevilla Avenue 300

Coral Gables, FL 33134

Annual Reports

Report Year	Filed Date
2019	01/28/2019
2020	01/17/2020
2021	03/18/2021

Document Images

03/18/2021 ANNUAL REPORT	View image in PDF format
01/17/2020 - ANNUAL REPORT	View image in PDF format
01/28/2019 - ANNUAL REPORT	View image in PDF format
03/13/2018 ANNUAL REPORT	View image in PDF format
01/13/2017 ANNUAL REPORT	View image in PDF format
02/05/2016 ANNUAL REPORT	View image in PDF format
02/26/2015 ANNUAL REPORT	View image in PDF format
04/23/2014 ANNUAL REPORT	View image in PDF format
04/25/2013 ANNUAL REPORT	View image in PDF format
12/07/2012 Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

7/28/2021 Search Results

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Business Services

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Permits and Inspections: Search Results

Logon

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Contact

Mew Permit Search

1 2 3 » >|

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-21-07-8252	* *		BLDG RECERT	BUILDING RECERTIFICATION (YEAR BUILT 1971) UNSAFE STRUCTURES BOARD CASE 21-2749	pending			0.00
UP-21-07-8024	07/20/2021		UPFRONT FEE - THIS IS NOT A PERMIT	*** UPFRONT FEE FOR BL21078023 ***	final	07/20/2021	07/20/2021	0.00
BL-21-07-8023	07/20/2021		INT / EXT ALTERATIONS	COMMERCIAL - ROOF TOP TERRACE ENCLOSURE \$50,000	pending			0.00
CE-20-01-4349	01/09/2020		CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/09/2020	01/09/2020	0.00
RV-19-10-5520	10/24/2019	201 SEVILLA AVE	REVISION TO PERMIT	PLUMBING REVISION	final	01/27/2020	01/27/2020	0.00
RV-19-10-5183	10/18/2019	201 SEVILLA AVE	REVISION TO PERMIT	REVISION - PLUMBING & MECH COMMERCIAL INTERIOR ALTERATIONS (BUILD - OUT) @ 2ND FLOOR SUITE 200 \$25,000	final	01/27/2020	01/27/2020	0.00
EL-19-10-4643	10/09/2019	201 SEVILLA AVE	ELEC LOW VOLTAGE SYSTEM	INSTALLATION WIRING \$5000 CABLE AND DATA	final	10/10/2019	01/21/2020	0.00
RV-19-09-4073	09/18/2019	201 SEVILLA AVE	REVISION TO PERMIT	ELECTRICAL REVISION	final	10/28/2019	10/28/2019	0.00
FD-19-09-3995	09/17/2019		FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST, PROJECT: SHOMA GROUP, FLOW HYDRANT #17-36 AT 241 SEVILLA AVENUE & RESIDUAL HYDRANT #17-50 AT SEVILLA (NORTH EAST AVENUE & PONCE DE LEON).	final	09/18/2019	09/18/2019	0.00
RV-19-09-3500	09/05/2019	201 SEVILLA AVE	REVISION TO PERMIT	MEP REVISION	final	01/27/2020	01/27/2020	0.00
EL-19-09-3460	09/05/2019		ELEC LOW VOLTAGE SYSTEM	FIRE ALARM # 201	final	09/17/2019	12/12/2019	0.00
FD-19-09-3378	09/04/2019	201 SEVILLA AVE		FIRE ALARM SYSTEM @ 2ND FLOOR SUITE 200	final	09/17/2019	12/11/2019	0.00
FD-19-08-5784	08/26/2019		FIRE	FIRE SPRINKLERS SYSTEM © 2ND FLOOR SUITE 200	final	10/15/2019	12/16/2019	0.00
ME-19-08-5343	08/15/2019	20EX	MESH O	5 HPU'S, DUCTWORK, VENTILATION, PIPING	final	10/09/2019	12/11/2019	0.00
tps://edenweb.coralg	ables.com/Def	ault.asp?Bu	ild=PM.pmPermit.	ResultsList				

7/28/2021 Search Results

			RESIDENTIAL WORK					
PL-19-08-4979	08/08/2019	201 SEVILLA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS (BUILD - OUT) @ 2ND FLOOR	final	10/10/2019	12/11/2019	0.00
EL-19-07-5812	07/31/2019	201 SEVILLA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (BUILD - OUT) @ 2ND FLOOR	final	08/28/2019	01/22/2020	0.00
UP-19-06-5587	06/21/2019	201 SEVILLA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	*** UPFRONT FEE FOR BL19065585 *** COMMERCIAL INTERIOR ALTERATIONS (BUILD - OUT) @ 2ND FLOOR 3,000 \$25,000	final	06/24/2019	06/24/2019	0.00
BL-19-06-5585	06/21/2019	201 SEVILLA AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (BUILD - OUT) @ 2ND FLOOR SUITE 200 \$25,000	final	08/19/2019	01/27/2020	0.00
AB-18-04-3725	04/23/2018	201 SEVILLA AVE	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *REV PER PERF DATE 05/21/2018(CHANGING FROM ILLUMINATED TO NONILLUMINATED) *ILLUMINATED REVERSE CHANNEL LETTER SIGN "SHOMA" \$2000	final	04/24/2018	07/11/2018	0.00
SD-18-03-3700	03/15/2018	201 SEVILLA AVE	SHOP DRAWINGS	REVISION TO SHOP DRAWINGS STAIR RAILINGS & HANDRIALS	final	04/09/2018	04/09/2018	0.00
RV-18-03-3533	03/13/2018	201 SEVILLA AVE	REVISION TO PERMIT	REVISION- ARCHITECTURAL AS BUILTS	final	04/09/2018	04/09/2018	0.00
PW-18-02-2203	02/12/2018	201 SEVILLA AVE	OBSTRUCTION OF ROW W/TRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH BOOM RENEWAL OF PW18021926	final	02/12/2018	04/09/2018	0.00
PW-18-02-1926	02/07/2018	201 SEVILLA AVE	OBSTRUCTION OF ROW W/TRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH BOOM RENEWAL OF PW18012118	final	02/07/2018	03/23/2018	0.00
PW-18-01-2309	01/23/2018	201 SEVILLA AVE	OBSTRUCTION OF ROW W/CRANE PERMIT	OBSTRUCTION OF ROW W/CRANE *NO WORK SHALL BE PERFORMED DURING PEAK HOURS 7-9 AM 4-6 PM RENEWAL OF PW16116945	final	01/23/2018	04/06/2018	0.00
PW-18-01-2118	01/18/2018	201 SEVILLA AVE	OBSTRUCTION OF ROW W/TRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH BOOM RENEWAL OF PW18011528	final	01/19/2018	04/06/2018	0.00
PW-18-01-1855	01/11/2018	201 SEVILLA AVE	OBSTRUCTION OF ROW W/TRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH BOOM RENEWAL OF pw18011528	final	01/11/2018	04/06/2018	0.00
PW-18-01-1528	01/03/2018	201 SEVILLA AVE	OBSTRUCTION OF ROW W/TRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH BOOM RENEWAL OF PW17062704	final	01/03/2018	04/06/2018	0.00
CE-17-12-2219	12/27/2017	201 SEVILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/04/2018	01/04/2018	0.00
SD-17-12-1691	12/14/2017	201 SEVILLA AVE	SHOP DRAWINGS	SHOP DRAWING (COMPOSITE WALL PANEL SYSTEM)	final	01/29/2018	01/29/2018	0.00
RV-17-12-1202	12/05/2017	201 SEVILLA AVE	REVISION TO PERMIT	ELECTRICAL REVISION	final	01/29/2018	01/29/2018	0.00
PW-17-11-2325	11/28/2017	201 SEVILLA AVE	OBSTRUCTION OF ROW W/CRANE PERMIT	OBSTRUCTION OF ROW W/CRANE *NO WORK SHALL BE PERFORMED DURING PEAK HOURS 7-9 AM 4-6 PM RENEWAL OFPW17061065	final	11/28/2017	04/06/2018	0.00

7/28/2021				Search Results				
SD-17-10-1752	10/16/2017	201 SEVILLA AVE	SHOP DRAWINGS	CANCELLED - SEE SD-18-03- 3700 INCLUSIVE/ SHOP DRAWINGS HANDRAILS	canceled		04/06/2018	0.00
SD-17-10-1217	10/04/2017	201 SEVILLA AVE	SHOP DRAWINGS	INCLUSIVE/SHOP DRAWINGS COLUMN COVERS & METAL CLADDING	final	01/29/2018	01/29/2018	0.00
SD-17-08-1887	08/16/2017	201 SEVILLA AVE	SHOP DRAWINGS	INCLUSIVE/SHOP DRAWINGS INTERIOR GLASS STAIR RAILINGS & PARAPET GUARDRAILS	final	01/29/2018	01/29/2018	0.00
PW-17-06-2704	06/30/2017	201 SEVILLA AVE	OBSTRUCTION OF ROW W/TRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH BOOM RENEWAL OF PW17061897	final	06/30/2017	09/28/2017	0.00
PU-17-06-2203		SEVILLA AVE	PUBLIC RECORDS SEARCH	REQEUST FOR CERTIFIED COPY OF SD16126886 CHANGE OF CONT FROM B- 14-06-3846*** THRESHOLD INSPECTOR BUILDING *** INCLUSIVE*** COMMERCIAL ADDITION *** SIMPLIFIED *** INTERIOR ALTERATIONS, STOREFRONT, ENCLOSURE OF EXISTING STRUCTURE, REPLACE WINDOWS & DOORS, BALCONY, TRASH ENCLOSURE, INTERIOR DEMO \$1,550,000 *** PROJECT WILL BE GIVEN A CERTIFICATE OF COMPLETION - SHELL ***	final	06/22/2017	06/22/2017	0.00
RV-17-06-2068	06/20/2017	201 SEVILLA AVE	REVISION TO PERMIT	STRUCTURAL REVISION	final	11/27/2017	11/27/2017	0.00
PW-17-06-1897	06/16/2017	201 SEVILLA AVE	OBSTRUCTION OF ROW W/TRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH BOOM	final	06/16/2017	09/28/2017	0.00
PW-17-06-1065	06/02/2017	201 SEVILLA AVE	OBSTRUCTION OF ROW W/CRANE PERMIT	OBSTRUCTION OF ROW W/CRANE *NO WORK SHALL BE PERFORMED DURING PEAK HOURS 7-9 AM 4-6 PM RENEWAL OFPw17032863	final	06/02/2017	09/28/2017	0.00
SD-17-05-1964		SEVILLA AVE		SHOP DRAWINGS - EXTERIOR DOORS CHANGE OF CONT FROM 8-14-06- 3846*** THRESHOLD INSPECTOR BUILDING *** INCLUSIVE*** COMMERCIAL ADDITION *** SIMPLIFIED *** INTERIOR ALTERATIONS, STOREFRONT, ENCLOSURE OF EXISTING STRUCTURE, REPLACE WINDOWS & DOORS, BALCONY, TRASH ENCLOSURE, INTERIOR DEMO \$1,550,000 *** PROJECT WILL BE GIVEN A CERTIFICATE OF COMPLETION - SHELL ***	final		02/16/2018	0.00
SD-17-04-2521	04/27/2017	201 SEVILLA AVE	SHOP DRAWINGS	SHOP DRAWINGS LOUVERS	final	02/16/2018	02/16/2018	0.00
PW-17-04-2534		SEVILLA AVE	SIDEWALK REPLACEMENT PERMIT	SIDEWALK REPLACMENT TO MATCH EXISITING AS PER CITY SPECS COLOR CORAL GABLES BEIGE AND RESURFACING OF THE ALLEY	final	04/28/2017	05/23/2017	0.00
SD-17-04-2209	04/21/2017	201 SEVILLA AVE	SHOP DRAWINGS	SHOP DRAWINGS STAIR RAILINGS & HANDRAILS	final	08/22/2017	08/22/2017	0.00
SD-17-04-2208	04/21/2017		SHOP DRAWINGS	SHOP DRAWINGS SCREENS****INCLUSIVE***	final	08/22/2017	08/22/2017	0.00

7/28/2021 Search Results

		AVE						
RV-17-04-2207	04/21/2017	201 SEVILLA AVE	REVISION TO PERMIT	REVISION-FLOOR MAT SYSTEM @ FRONT ENTRY	final	11/27/2017	11/27/2017	0.00
CE-17-04-2235	04/21/2017	201 SEVILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/25/2017	04/25/2017	0.00
RV-17-04-1540	04/11/2017	201 SEVILLA AVE	REVISION TO PERMIT	CANCELLED REVISION (PLUMBING, FLOOR PLAN)	canceled		10/18/2017	0.00
PW-17-04-1178	04/04/2017	201 SEVILLA AVE	SEWER PERMIT- WATER LINES BY PRIVATE CONTRACTORS	PROPOSED 15' DIP FIRELINE	final	04/05/2017	05/09/2017	0.00
PW-17-03-2863	03/30/2017	201 SEVILLA AVE	OBSTRUCTION OF ROW W/CRANE PERMIT	OBSTRUCTION OF ROW W/CRANE *NO WORK SHALL BE PERFORMED DURING PEAK HOURS 7-9 AM 4-6 PM RENEWAL OF PW16095168 5 DAYS (4-5-17, 4-13-17, 4-18-17, 4-21-17, 4-27-17)	final	03/30/2017	09/28/2017	0.00
RV-17-03-2690	03/28/2017	201 SEVILLA AVE	REVISION TO PERMIT	REVISION TO NEW FIRE SPRINKLER SYSTEM	final	04/06/2017	04/06/2017	0.00

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



The City of Coral Gables

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

December 5, 2012

Polcar Properties, N.V. 201 Sevilla Avenue, Suite #301 Coral Gables, FL 33134

LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY

PROPERTY FOLIO: # 03-4117-005-4210

ADDRESS: 201 Sevilla Avenue, Coral Gables, FL

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2012. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours trally.

CITY'

Building Official

EXHIBIT 4



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

2/8/2021

VIA CERTIFIED MAIL

LSA PROPERTY HOLDINGS LLC 201 SEVILLA AVE STE 300 CORAL GABLES, FL 33134

7020 3160 0001 1022 2717

RE: 201 SEVILLA AVE **FOLIO** # 341170054210

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in YEAR. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a revised Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

Failure to submit the required Report within the allowed time will result in declaring the structure unsafe and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at <u>vgoizueta@coralgables.com</u> if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.

Building Official

CITY'S

EXHIBIT 5

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70203160000110222717

Remove X

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get Updates ✓		
Text & Email Updates	~	
Tracking History	~	
Product Information	~	

See Less ∧

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs



The City of Coral Gables

7020 3160 0001 1021 7744

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

5/10/2021

LSA PROPERTY HOLDINGS LLC 201 SEVILLA AVE STE 300 CORAL GABLES, FL. 33134

RE: 201 SEVILLA AVE **FOLIO** # 341170054210

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

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the structure has been deemed unsafe due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and seafed documents (no copies).

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E. Building Official

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70203160000110217744

Remove X

Your item was delivered to the front desk, reception area, or mail room at 12:03 pm on May 17, 2021 in MIAMI, FL 33134.

⊘ Delivered, Front Desk/Reception/Mail Room

May 17, 2021 at 12:03 pm MIAMI, FL 33134 Feedback

Get Updates ✓

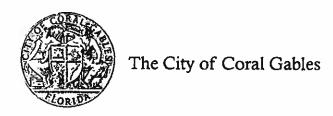
Text & Email Updates	~
Tracking History	~
Product Information	~

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Go to our FAQs section to find answers to your tracking questions.

FAQs



7020 3160 0001 1021 8413

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

6/9/2021

LSA PROPERTY HOLDINGS LLC 201 SEVILLA AVE STE 300 CORAL GABLES, FL 33134

RE: 201 SEVILLA AVE **FOLIO** # 341170054210

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

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 5/10/2021, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the structure remains unsafe due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely.

Manuel Z. Lopez, P.E. Deputy Building Official

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70203160000110218413

Remove X

Your item was delivered to an individual at the address at 3:47 pm on June 14, 2021 in MIAMI, FL 33134.

Observed Delivered, Left with Individual

June 14, 2021 at 3:47 pm MIAMI, FL 33134 .eeunaci

Get Updates ✓

Text & Email Updates	~
Tracking History	~
Product Information	~

See Less ^

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Go to our FAQs section to find answers to your tracking questions.

FAQs

BEFORE THE CONSTRUCTION REGULATION BOARD FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES, Petitioner.

Case No. 21-2749

vs.

LSA Property Holdings LLC c/o Frank Silva Registered Agent 201 Sevilla Ave, Ste 300 Coral Gables, FL 33134-6629 Respondent. Return receipt number:

7020 3160 0001 1022 0546

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

Date: July 28, 2021

Re: Property Address: 201 Sevilla Ave, Unit 301 Coral Gables, Fl. 33134-6616 Legal Description: Lots 32-33 & 34, Block 15, Coral Gables Crafts Sec Plat Book 10 page 40 and Folio #: 03-4117-005-4210 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on August 9, 2021, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.



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

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

Please govern yourself accordingly.

Virginia Goizueta Secretary to the Board

ADA NOTICES

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

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

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

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

c: Maria Shojaee 1172 S. Dixie Hwy, Ste 616 Coral Gables, FL 33146-2918; City National Bank of Florida 111 S.E. 2nd St, FL 13 Miami, FL 33131-2104; City National Bank of Florida 25 W Flagler St Miami, FL 33130-1712



CITY OF CORAL GABLES DEVELOPMENT SERVICES DEPARTMENT Affidavit of Posting

Case #: 21-2749

CITY'S

EXHIBIT 7

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

I, JOSE TOLESIAS., DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 201 Sevilla Ave., ON July 28, 2021 AT 10:20 Mal. AND WAS
ALSO POSTED AT CITY HALL.
Employee's Printed Name Employee's Signature
STATE OF FLORIDA)
county of Miami-dade)
Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 28 day of July, in the year 2021, by
who is personally known to me.
My Commission Expires:
VIRGINIA GOIZUETA MY COMMISSION # GG 180872 EXPIRES: February 25, 2022 Bonded Thru Notary Public Underwriters









1 HERRI BRAN 1989 WEST WIR 1989 HAR 1981 HE

CFM 2013R0013238

OR 8k 28431 Pss 2980 - 2981; (2pss)

RECORDED 01/07/2813 15*28*21

DEED DOC TAX 16*860.00

SURTAX 12*645.00

HARVEY RUVIM, CLERK OF COURT

HIAMI-DADE COUNTY, FLORIDA

Return to: (enclose selfaddressed stamped envelope)

This Instrument Prepared by:

Burton A. Landy, Esq. Akerman Senterfitt One Southeast Third Avenue 25th Floor Miami, Florida 33131

Folio No. 03-4117-005-4210

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

This Warranty Deed made this 2 day of <u>Decembel</u>, 2012, between POLCAR PROPERTIES N.V., a Netherlands Antilles corporation, whose post office address is 201 Sevilla Avenue, Suite 301, Coral Gables, Florida 33134, Grantor, and LSA PROPERTY HOLDINGS, LLC, a Florida limited liability company, whose post office address is 3470 NW 82nd Avenue, Suite 988, Doral, Florida 33122, Grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, to-wit:

Lots 32, 33 and 34, Block 15, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

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

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

This conveyance is SUBJECT TO taxes for the year of 2013 and all subsequent years, and all matters and limitations of record, and other similar requirements imposed by government authority without serving to reimpose same.

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

CITY'S

{25589629;1}1

EXHIBIT 9

IN WITNESS WHEREOF, the said Grantor has written.	signed and sealed these presents the day and year first above
Signed, sealed and delivered in the presence of:	
	POLCAR PROPERTIES, N.V., a Netherlands Antilles corporation
Print Name: A Fixed Winder	Pola Carvajal, Managing Director
Print Name: AMARON NECES 15	Pola Carvajal, Managing Director alkla Zoila Lez Policarph Sontas Cueva
REPUBLIC OF ECUADOR	1
PROVINCE OF GUAYAS CITY OF GUAYAQUIL COUNTRY OF CONSULATE GENERAL OF THE UNITED STATES OF AMERICA	jss j
2012, by Pola Carvaial, as Managing Directo	wledged before me this 27th day of December, or, of Polcar Properties, N.V., a Netherlands Antilles e/She is personally known to me; or produced
the following identification.	
	Metthew W. Scranton Vice Consul of the
	(Print, Type or Stamp Commissioned Name of Notary Public/Consul)

(25589629;1)2



This instrument was prepared by or under the supervision of, and please record and return to:

Steven E. Goldman, Esq. Address: Greenberg Traurig, P.A.

333 S.E. 2nd Avenue, Suite 4400

Miami, Florida 33131

CFN 2018R0075791 DR BK 30854 Pas 3023-3040 (18Pas) RECORDED 02/07/2018 10:27:37 MTG DDC TAX \$21,000.00 INTANG TAX \$12,000.00 HARVEY RUVIN, CLERK OF COURT MIANI-DADE COUNTY, FLORIDA

FLORIDA REAL ESTATE MORTGAGE, ASSIGNMENT OF LEASES AND RENTS **AND SECURITY AGREEMENT**

THIS MORTGAGE AND SECURITY AGREEMENT (the "Mortgage") is made and entered into as of the day of January, 2018, by and between LSA PROPERTY HOLDINGS. LLC, and LSA PARKING, LLC, both Florida limited liability companies, whose address is 201 Sevilla Avenue, Suite 300, Coral Gables, Florida 33134 (the "Mortgagor") and MARIA SHOJAEE, whose address is 1172 South Dixie Highway, Suite 616, Coral Gables, Florida 33146 (the "Mortgagee").

<u>WITNESSETH:</u>

WHEREAS, Masoud Shojaee ("Obligor") has entered with Mortgagee into a Marital Settlement Agreement dated January 31, 2018 (the "Agreement"), pursuant to which Obligor has an obligation to make certain payments to Mortgagee as more particularly provided in Section 9.A. of the Agreement (the "Husband's Net Obligation"); and

WHEREAS, the Agreement requires the granting of this Mortgage and Mortgagee would not have entered into the Agreement without the execution and delivery of this Mortgage.

NOW, THEREFORE, to secure the Husband's Net Obligation (including interest thereon as provided in the Agreement), and the repayment of any such future or additional advances as may be made by Mortgagee, at its option, to Mortgagor, or its successors in title, provided that all those advances are to be made, within twenty (20) years from the date of this Mortgage provided that the total indebtedness secured hereby at any one time shall not exceed twice the original amount of the Husband's Net Obligation, plus interest, and any disbursements made for the payment of taxes, levies or insurance on the property covered by the lien of this Mortgage with interest on those disbursements, and to secure the full and faithful performance of the covenants and agreements contained in this Mortgage Mortgagor hereby grants, bargains, sells, conveys, assigns, transfers, mortgages, pledges, delivers, sets over, warrants and confirms to Mortgagee and grants to Mortgagee a security interest in:

Recorder's Note: Mortgagee's recovery with respect to the principal amount of Husband's Net Obligation secured by this Mortgage is limited to the sum of \$6,000,000.00. Therefore, documentary stamp taxes and intangible taxes are being paid based on said amount.

43723176:2 MIA 186255053v8



IN WITNESS WHEREOF, Mortgagor has executed this instrument as of the day and year ifst above written.

	Signed, sealed and delivered in	MORTGAGOR:
	the presence of:	LSA PROPERTY HOLDINGS, LLC, a Florida limited liability company
	Name: Hapisa Ferunador-leson	By: Masoud Shorager Manager
	Name: BALISA PERUMBULE - GOL	Masout Shylace Ivaliages
	Name: Usimum Ottega	
	V	LSA PARKING, LLC, Florida limited liability company
_	-00	Ву:
	Name MINIST FERNANDER Sese	Masoud Shojade, Manager
	Name: Chimen Otecia	1

[CONTINUES ON THE FOLLOWING PAGE]

This Instrument was Prepared By: Thomas P. Angelo, Esq. Angelo & Banta, P.A. 515 East Las Olas Boulevard, Suite 850 Fort Lauderdale, Florida 33301

Record and Return To: Thomas P. Angelo, Esq. Angelo & Banta, P.A. 515 East Las Olas Boulevard, Suite 850 Fort Lauderdale, Florida 33301 CFN; 20200198161 BOOK 31875 PAGE 3801 DATE:03/30/2020 03:06:50 PM MTG DOC 24,500.00 INTANGIBLE 14,000.00 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

THIS MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (the "Mortgage"), made on March 19, 2020, from LSA PROPERTY HOLDINGS, LLC, a Florida limited liability company and LSA PARKING, LLC, a Florida limited liability company, whose address is 201 Sevilla Avenue, Suite 300, Coral Gables, Florida 33134, in favor of CITY NATIONAL BANK OF FLORIDA, its successors and/or assigns, whose address is 100 S.E. 2nd Street, 13th Floor, Miami, Florida 33131.

ARTICLE I

DEFINITIONS, HEADINGS, RULES OF CONSTRUCTION AND SECURITY AGREEMENT

- 1.1 <u>Definitions</u>. As used in this Mortgage and in the exhibits attached hereto, the following terms shall have the following meanings herein specified, such definition to be applicable equally to the singular and plural forms of such terms:
 - (a) <u>Default Rate</u>: The Default Rate as defined in Note A.
- (b) <u>Environmental Agreement</u>: That certain Environmental Compliance and Indemnity Agreement dated as of even date herewith from Mortgagor and Guarantor in favor of Mortgagee, as the same may be amended or modified from time to time.
- (c) <u>Environmental Law</u>: Any law, enactment, statute, code, ordinance, order, rule, regulation, judgment, decree, writ, injunction, franchise, permit, certificate, license, authorization, or other direction or requirement of any Governmental Authority, as same may be amended from time to time, whether now in existence or established or hereafter enacted, promulgated, adopted, entered or issued, both within and outside the present contemplation of the parties hereto, relating to pollution or protection of the environment.
 - (d) Events of Default: Those events described in Article VII hereof.
- (e) <u>Fixtures</u>: All property and equipment now owned or hereafter acquired by Mortgagor and now or hereafter located under, on, or above the Land, whether or not permanently affixed, which, to the fullest extent permitted by applicable law in effect from time to time, shall be deemed fixtures and a part of the Land.

WITNESS the due execution hereof as of the date first above written.

Signed, Sealed & Delivered	1
in the Presence of:	LSA PROPERTY HOLDINGS, LLC,
	a Florida limited liability company
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
MILIM	141
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Print Name: 12WY M Would	Masoud Shojaez, Manager
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Marson Devil	I
Print Name: Rugo en	.
Time Name.	
20	LSA PARKING, LIC,
\wedge	a Florida limited liability company
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Print Name! Sam W Was	Masoud Shojsee, Manager
Marino & -	}
of well seller	•
Print Name: Harda Buerte	' ግ

MIA 186255053v8

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS :)
107111111 , 2018 by MAS	was acknowledged before me this 3151 day of OUD SHOJAEE, as Manager of LSA PROPERTY NG, LLC, both Florida limited liability companies. He sproduced,
	A A
	God Ballesta
(NOTARY SEAL)	NOTARY PUBLIC, State of Florida Print Name: Joseph J. Ballester
My Commission Expires:	Commission Number:
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