



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 8/4/2017

Property Information	
Folio:	03-4117-008-1890
Property Address:	2605 ANDERSON RD Coral Gables, FL 33134-4803
Owner	BILTMORE PARC HOMES LLC
Mailing Address	301 ALMERIA AVE 330 CORAL GABLES, FL 33134 USA
PA Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,171 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1967



Assessment Information			
Year	2017	2016	2015
Land Value	\$550,000	\$350,000	\$325,000
Building Value	\$180,195	\$171,614	\$154,453
XF Value	\$5,386	\$5,389	\$5,337
Market Value	\$735,581	\$527,003	\$484,790
Assessed Value	\$508,264	\$462,059	\$420,054

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$227,317	\$64,944	\$64,736

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

Short Legal Description
CORAL GABLES BILTMORE SEC PB 20-28 LOT 2 BLK 11 LOT SIZE SITE VALUE COC 24413-4479 03 2006 1

Taxable Value Information			
	2017	2016	2015
County			1
Exemption Value	\$0	\$0	
Taxable Value	\$508,264	\$462,059	
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$735,581	\$527,003	\$484,790
City			
Exemption Value	\$0	\$0	
Taxable Value	\$508,264	\$462,059	
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$508,264	\$462,059	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/09/2017	\$991,100	30388-3755	Not exposed to open-market; atypical motivation
03/01/2006	\$1,125,000	24413-4479	Sales which are qualified
02/01/2001	\$0	19518-3507	Sales which are disqualified as a result of examination of the deed
08/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the 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 the State Property Appraiser and Miami-Dade County assumes no liability - see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>

Version

CITY'S
EXHIBIT

2605 Anderson Rd

<p><u>Owner</u> Biltmore Parc Homes, LLC 301 Almeria Ave Coral Gables, FL 33134-5822</p>	<p><u>Owner (Registered Agent)</u> Biltmore Parc Homes, LLC c/o Daniel Fernandez Registered Agent 250 Catalonia Ave, Ste 600 Coral Gables, FL 33134-6727</p>
<p><u>Mortgagee</u> Biscayne Bank 2601 S Bayshore Dr, Ste 600 Coconut Grove, FL 33133-5419</p>	

2605 ANDERSON ROAD





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 [Citizen Services](#)
 [Business Services](#)
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Permits and Inspections: Search Results

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

[New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-16-12-7425	12/29/2016	2605 ANDERSON RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/03/2017	01/03/2017	0.00
HI-16-06-8034	06/29/2016	2605 ANDERSON RD	LETTER OF HISTORIC SIGNIFICANCE		final	06/29/2016	06/29/2016	0.00
PW-12-04-9427	04/30/2012	2605 ANDERSON RD	UTILITIES (AT & T) PERMIT	REMOVE/REPLACE POLE	issued	03/27/2013		0.00
RC-17-08-1260	08/04/2017	2605 ANDERSON RD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1967) CONSTRUCTION REGULATION BOARD CASE #17-6367 AND UNSAFE STRUCTURE BOARD FEE	approved			980.63

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

CITY'S
EXHIBIT 2



City of Coral Gables Fire Department

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

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

Occupant Name:	2605 Anderson Ave. Apartments - 4 units	Inspection Date:	8/10/2016
Address:	2605 Anderson Road	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

Company Representative:

No Signature
8/10/2016 1:47:21 PM
Signature valid only in mobile-eyes documents

Inspector:

No Signature
8/10/2016
Signature valid only in mobile-eyes documents

Leonard Veight
8/10/2016

CITY'S

EXHIBIT 3



The City of Coral Gables

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

4/25/2017

VIA CERTIFIED MAIL

7015 3010 0001 0620 0075

BILTMORE PARC HOMES LLC
301 ALMERIA AVE 330
CORAL GABLES, FL 33134

RE: 2605 ANDERSON RD, CORAL GABLES, FL
FOLIO # 341170081890
Recertification of Building 40 Years or Older

Gentlemen:

As 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 1967. 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 to this Department within ninety (90) calendar days from the date of this letter. Submittal of the Report does not constitute recertification; it must be approved by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

In the event 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. Recertification will take place once a *revised* Report is 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/propertyrecertification.asp>. The Recertification Report fee of \$380.63 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 please 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. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

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

CITY'S

Composite

EXHIBIT

4

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
BILTMORE PARC HOMES LLC
301 ALMERIA AVE 330
CORAL GABLES, FL 33134



9590 9403 0940 5223 8108 69

2. Article Number (Transfer from service label)

70153010000106200075

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

2017 Receipt

Domestic Return Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 17-6367

vs.

BILTMORE PARC HOMES, LLC
301 Almeria Avenue
Coral Gables, Florida 33134-5822

Return receipt number:

91 7108 2133 3932 5922 8640

Respondent.

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

Date: August 31, 2017

Re: **2605 Anderson Road**, Coral Gables, Florida 33134-4803, and legally described as Lot 2, Block 11, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-1890 ("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.

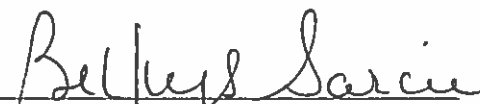
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on September 18, 2017, at 2:00 p.m.

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

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

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

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

c:

Biltmore Parc Homes, LLC, c/o Daniel Fernandez, 250 Catalonia Avenue, Suite 600, Coral Gables, Florida 33134-6727
Biscayne Bank, 2601 S. Bayshore Drive, Suite 600, Coconut Grove, Florida 33133-5419



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6367

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2605 ANDERSON ROAD, ON 8-31-17
AT 11:30.

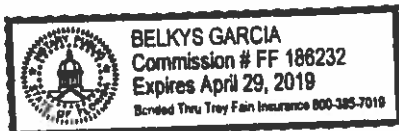
EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 31st day of August, in
the year 2017, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

2605 ANDERSON ROAD



CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6367

vs.

BILTMORE PARC HOMES, LLC
301 Almeria Avenue
Coral Gables, Florida 33134-5822

Respondent.

NOTICE OF HEARING CANCELLATION


Date: September 14, 2017

Re: **2605 Anderson Road**, Coral Gables, Florida 33134-4803, and legally described as Lot 2, Block 11, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-1890 ("Property").

Please be advised the Construction Regulation Board hearing scheduled for Monday, September 18, 2017, 2:00 pm, 405 Biltmore Way, Commission Chambers, Coral Gables, Florida 33134, has been cancelled due to Hurricane Irma. You will be notified of the new hearing date at a later time.

If you have any questions on this matter contact Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

Thank you for your understanding on this matter.



Belkys Garcia, Secretary to the Board



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6367

Title of Document Posted: Notice of Hearing Cancellation

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2605 Anderson Rd. ON 9-14-17
AT 8:00 AM.

JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

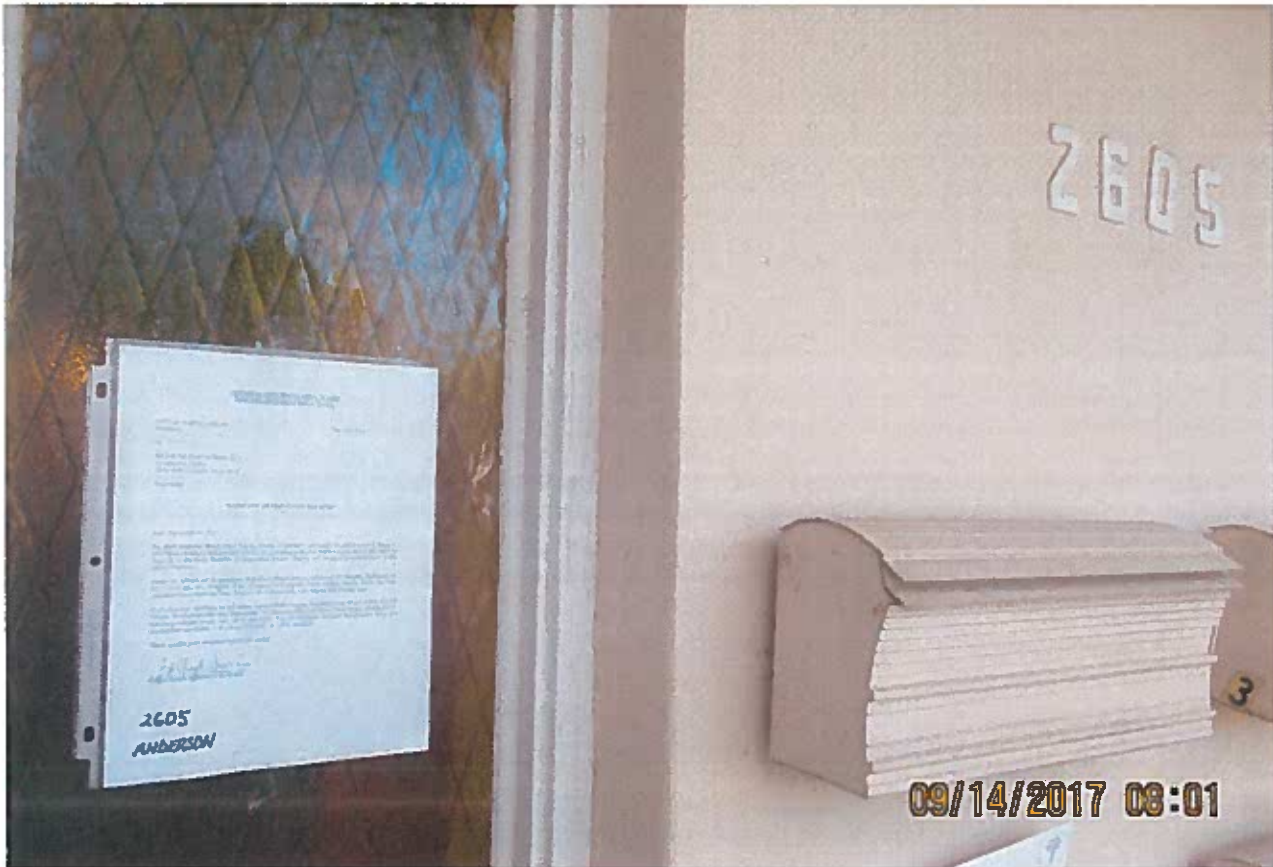
Sworn to (or affirmed) and subscribed before me this 14th day of September. in
the year 2017, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

2605 ANDERSON ROAD



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6367

vs.

BILTMORE PARC HOMES, LLC
301 Almeria Avenue
Coral Gables, Florida 33134-5822

Return receipt number:

91 7108 2133 3932 5922 8817

Respondent.

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

Date: October 2, 2017

Re: **2605 Anderson Road**, Coral Gables, Florida 33134-4803, and legally described as Lot 2, Block 11, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-1890 ("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 October 16, 2017, at 2:00 p.m.

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

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

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

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

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CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6367

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

I, J. Pino, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2605 Anderson Road, ON 10-2-17
AT 8:40 AM.

JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

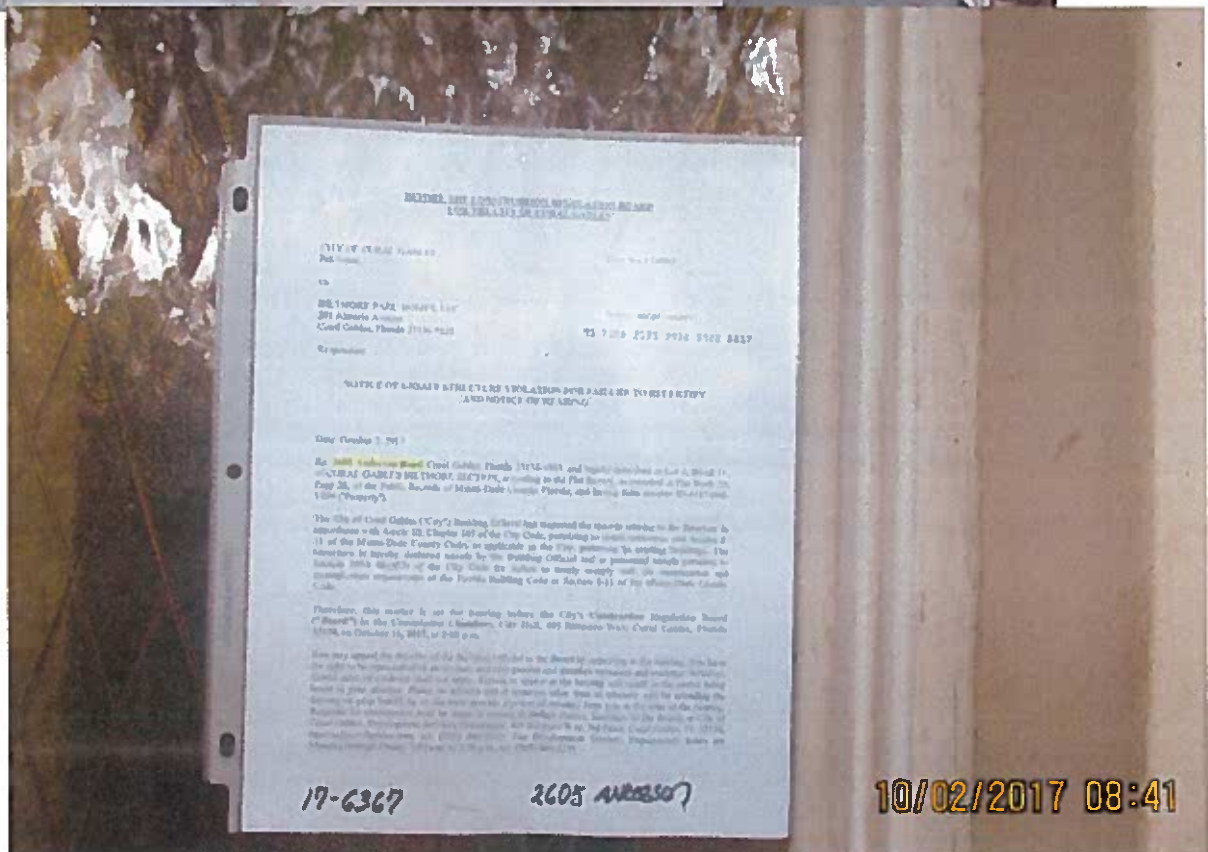
Sworn to (or affirmed) and subscribed before me this 2nd day of October, in
the year 2017, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

2605 ANDERSON AVENUE



This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner.

Case No. 17-6367

vs.

BILTMORE PARC HOMES, LLC
301 Almeria Avenue
Coral Gables, Florida 33134-5822

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on October 16, 2017, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, BILTMORE PARC HOMES, LLC, and any lienholders of record for the structure located on the property at **2605 Anderson Road** and having folio number 03-4117-008-1890 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **the Structure is presumed and is hereby declared unsafe** pursuant to Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure within 90 days of the date of this Order; to include permits and inspections, if applicable, and submittal of the Recertification Report; b) if the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. Lien for costs and notice to subsequent purchasers. The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. NOTICE: If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 18th day of October, 2017.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.

This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6367

vs.

BILTMORE PARC HOMES, LLC
301 Almeria Avenue
Coral Gables, Florida 33134-5822

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on October 16, 2017, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, BILTMORE PARC HOMES, LLC, and any lienholders of record for the structure located on the property at **2605 Anderson Road** and having folio number 03-4117-008-1890 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **the Structure is presumed and is hereby declared unsafe** pursuant to Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure within 90 days of the date of this Order; to include permits and inspections, if applicable, and submittal of the Recertification Report; b) if the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.

4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

7. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 18th day of October, 2017.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.



The City of Coral Gables

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

July 27, 2018

Biltmore Parc Homes LLC
301 Almeria Avenue #330
Coral Gables, Florida 33134-4803

RE: Case No. 17-6367
2605 Anderson Road
Pending Building Recertification

Dear property owner,

The Construction Regulation Board entered an Order requiring compliance to recertify the Referenced property on October 18, 2017. As of this date, this Office has not received a revised and/or new Building Recertification Report and the structure continues to be presumed unsafe. Be advised the Board's Order expired on January 16, 2018, the \$250 daily fine commenced on January 17, 2018 and will continue until compliance.

The City of Coral Gables' 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.**

Correspondence relating to this Case and recertification is to be made to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

Thank you for your immediate attention to this matter,

Belkys Garcia, Secretary to the Board

c: Construction Regulation Board File

Attachments:

This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6367

vs.

BILTMORE PARC HOMES, LLC
304 Anderson Avenue
Coral Gables, Florida 33134-5822

Respondent

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on October 16, 2017, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

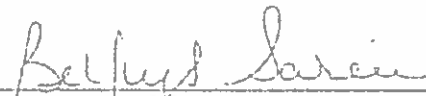
1. The City properly served all required notices on the owner, BILTMORE PARC HOMES, LLC, and any lienholders of record for the structure located on the property at 2605 Anderson Road and having folio number 03-4117-008-1890 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure within 90 days of the date of this Order, to include permits and inspections, if applicable, and submittal of the Recertification Report; b) if the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 5rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 18th day of October, 2017.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2605 Anderson Rd, ON 7-27-18
AT 10:35.

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 July, in
the year 2018, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

2605 ANDERSON ROAD





The City of Coral Gables

Development Services Department
Civic Hall, 405 Biltmore Way
Coral Gables, Florida 33134

July 27, 2018

Biltmore Parc Homes I LLC
301 Almeria Avenue #331
Coral Gables, Florida 33134-4803

RE: Case No. 17-0367
2605 Anderson Road
Pending Building Recertification

Dear property owner,

The Construction Regulation Board entered an Order requiring compliance to recertify the Referenced property on October 19, 2017. As of this date, this Office has not received a revised and/or new Building Recertification Report and the structure continues to be presumed unsafe. We advised the Board's Order expired on January 16, 2018, the \$200 daily fine commenced on January 17, 2018 and will continue until compliance.

The City of Coral Gables' Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 45 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 1(5)-1 (4)(j)(3) 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.

Correspondence relating to this Case and recertification is to be made to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134. bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5215.

Thank you for your immediate attention to this matter.

Belkys Garcia, Secretary to the Board

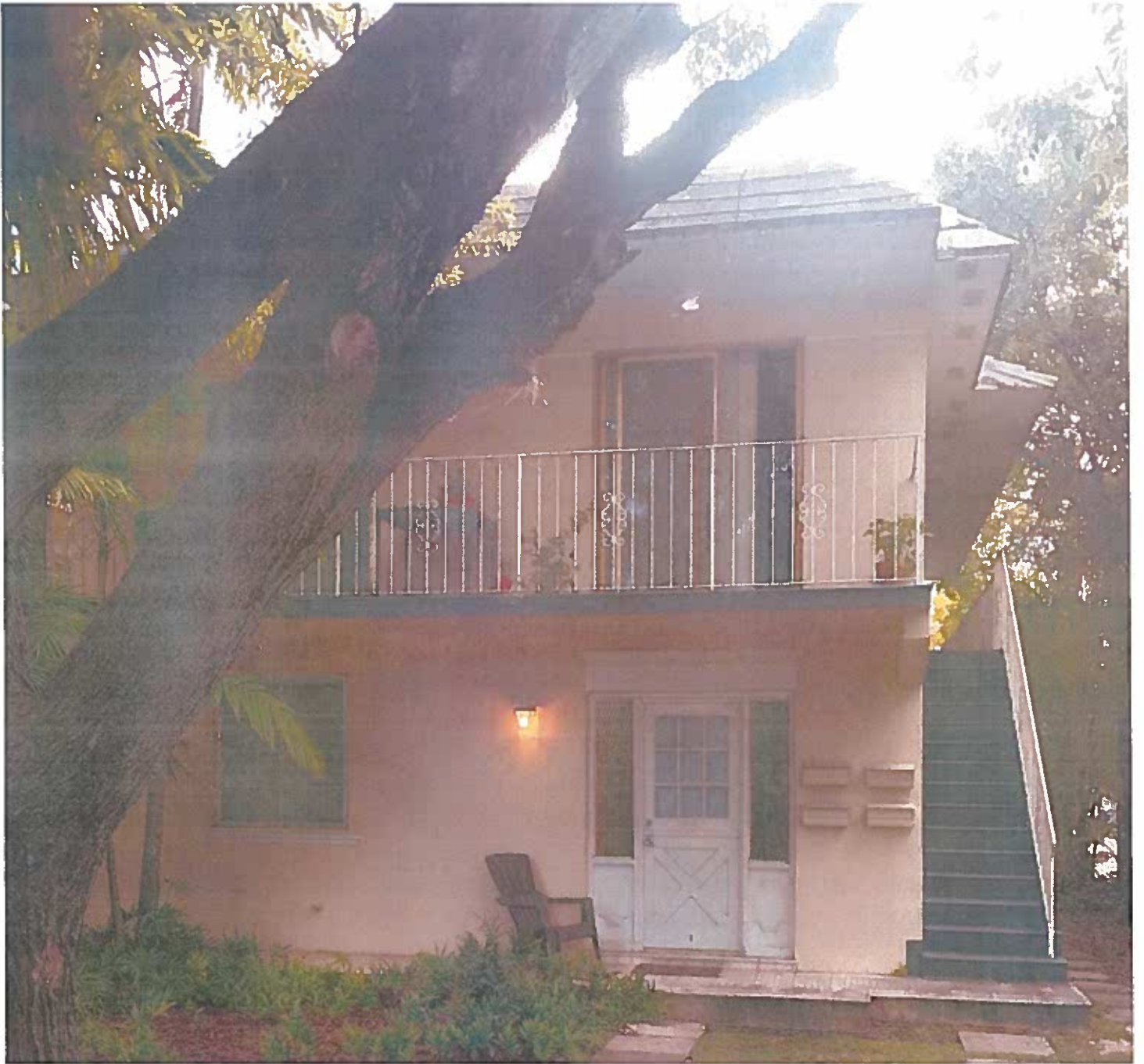
c. Construction Regulation Board File

Attachments:

07/27/2018 10:37

2605 ANDERSON ROAD

JULY 27, 2018





BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6367

vs.

BILTMORE PARC HOMES, LLC
301 Almeria Avenue
Coral Gables, Florida 33134-5822

Return receipt number:

7017 3040 0000 8658 6823

Respondent.

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

Date: August 29, 2018

Re: **2605 Anderson Road**, Coral Gables, Florida 33134-4893, and legally described as Lot 2, Block 11, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-1890 ("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 September 17, 2018, at 2:00 p.m.

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

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

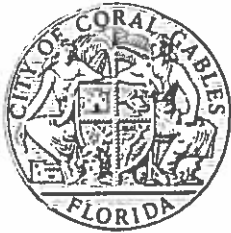
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City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

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

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

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

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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6367

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2605 ANDERSON ON 8-29-18
AT 9:00 am ROAD

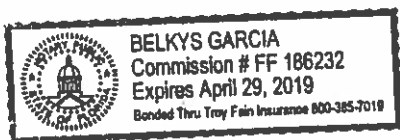
EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

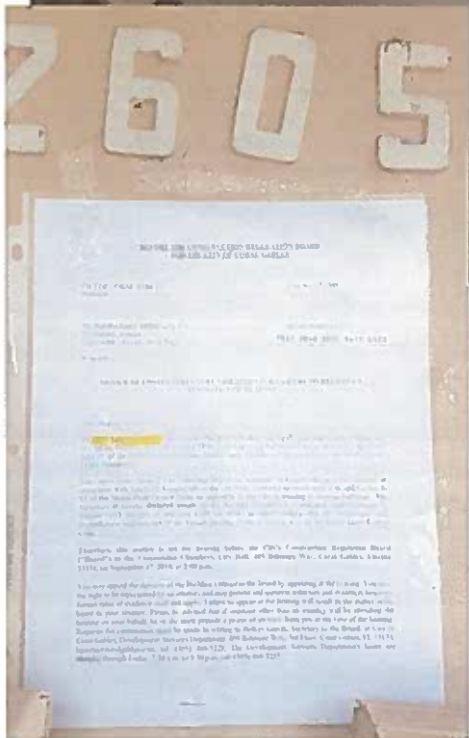
Sworn to (or affirmed) and subscribed before me this 29th day of August in
the year 2018, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

2605 ANDERSON ROAD



COMMISSION ON LOCAL GOVERNMENT
HONORABLE JUDY D. SORSA, CHAIR

OFFICE OF THE CHAIR

1000 N. W. 11th St.

MIAMI, FLORIDA 33136

TEL: 305-375-1111

FAX: 305-375-1112

WWW.COMMISSIONONLOCALGOVERNMENT.FL.GOV

MEMORANDUM FOR THE CHAIR

DATE: 10/15/2014

TO: CHAIR

FROM: [REDACTED]

SUBJECT: [REDACTED]

Enclosed, also attached to the Board's letter, are the Board's recommendations regarding the Board's letter to the [REDACTED] dated 10/15/2014.

You are advised that the Board's letter to the [REDACTED] dated 10/15/2014 is being reviewed by the Board's [REDACTED] and will be reviewed by the Board's [REDACTED] on 10/22/2014.

Thank you for your assistance in this matter.

Sincerely,
[REDACTED]

Prepared by and return to:

Roland J. Martinez, P.A.
1102 Ponce de Leon Blvd.
Coral Gables, FL 33134-3322
305-447-6999
File Number: 2016-176a
Will Call No.:

Parcel Identification No. 03-4117-008-1880

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 9 day of January, 2017 between 760 Valencia Avenue, LLC, a Florida limited liability company whose post office address is 744 Biltmore Way, Suite 2, Coral Gables, FL 33134 of the County of Miami-Dade, State of Florida, grantor*, and Biltmore Parc Homes, LLC, a Florida limited liability company whose post office address is 301 Almeria Avenue, Ste 330, Coral Gables, FL 33134 of the County of Miami-Dade, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of 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, Florida, to-wit:

Lot 1, Block 11, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida.

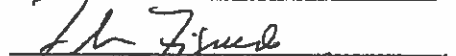
SUBJECT TO: (a) Taxes for the year 2017 and subsequent years; (b) Conditions, restrictions, limitations, and easements of records, if any, and applicable zoning and building ordinances.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:


Witness Name: Rolando J. Martinez


Witness Name: FLORIANA SERE DO

760 Valencia Avenue, LLC, a Florida limited liability company

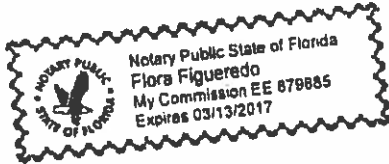
By: 
Maria C. Longo, Authorized Representative

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 9 day of January, 2017 by Maria C. Longo, Authorized Representative, of 760 Valencia Avenue, LLC, a Florida limited liability company, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Flora Figueredo
Notary Public

Printed Name: _____

My Commission Expires: _____



DIVISION of
CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Florida Limited Liability Company
BILTMORE PARC HOMES, LLC

Filing Information

Document Number	L14000194920
FEI/EIN Number	APPLIED FOR
Date Filed	12/24/2014
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	08/08/2016
Event Effective Date	NONE

Principal Address

301 ALMERIA AVENUE
STE 330
CORAL GABLES, FL 33134

Changed: 11/30/2015

Mailing Address

301 ALMERIA AVENUE
STE 330
CORAL GABLES, FL 33134

Changed: 11/30/2015

Registered Agent Name & Address

FERNANDEZ, DANIEL
250 CATALONIA AVENUE, SUITE 600
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

DUCRET, JENNY
301 ALMERIA AVENUE
STE 330
CORAL GABLES, FL 33134

Title MGR

M G INTERNATIONAL BUSINESS, LLC
301 ALMERIA AVENUE
STE 330
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2015	05/01/2015
2016	05/01/2016
2017	05/01/2017

Document Images

05/01/2017 -- ANNUAL REPORT	View image in PDF format
08/08/2016 -- LC Name Change	View image in PDF format
05/01/2016 -- ANNUAL REPORT	View image in PDF format
11/30/2015 -- LC Amendment and Name Change	View image in PDF format
05/01/2015 -- ANNUAL REPORT	View image in PDF format
12/24/2014 -- Florida Limited Liability	View image in PDF format

This instrument prepared by:
Carlos de Cespedes, Esq.
Halpern Rodriguez, LLP
800 Douglas Road
Suite 880
Coral Gables, Florida, 33134

MORTGAGE

THIS MORTGAGE AND SECURITY AGREEMENT (the "Mortgage") is made and entered into as of January 9, 2017, by **BILTMORE PARC HOMES, LLC**, a Florida Limited Liability Company, ("Mortgagor"), whose address is, **301 Almeria Avenue, Suite 330, Coral Gables, Florida, 33134** and **BISCAYNE BANK A FLORIDA STATE CHARTERED COMMERCIAL BANK**, ("Mortgagee") whose address is **2601 SOUTH BAYSHORE DRIVE, SUITE 600, Coconut Grove, Florida 33133**.

WITNESSETH:

WHEREAS, Mortgagor is justly and lawfully indebted to Mortgagee in the sum of **FIVE MILLION AND NO/100 (\$5,000,000.00) DOLLARS**, as evidenced by that certain promissory note payable to the order of Mortgagee (the "Note"), executed by Mortgagor, bearing the same date as this Mortgage, to be paid according to its terms, to be paid according to its terms, the final payment under which is due and payable on January 15, 2027.

NOW THEREFORE, to secure the payment of the aforesaid indebtedness (the "Loan"), and such future or additional advances as may be made by Mortgagee, at its option, to Mortgagor or Mortgagor's permitted successors in title, for any purpose, provided that all those advances are to be made within 10 years from the date of the Mortgage or within such lesser period of time as may be provided hereafter by law as a prerequisite for the sufficiency of actual notice or record notice of optional future or additional advances as against the rights of creditors or subsequent purchasers for valuable consideration, the total amount of indebtedness secured by the Mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the maximum principal amount of **TEN MILLION AND NO/100 DOLLARS (\$10,000,000.00)**, plus interest and any disbursements made for the payment of taxes, levies or insurance on the property covered by the lien of the Mortgage with interest on those disbursements, Mortgagor hereby grants, bargains, sells, conveys, assigns, transfers, mortgages, pledges, delivers, sets over, warrants and confirms to Mortgagee the following:

All those certain lots, pieces, or parcels of land lying and being in Miami-Dade County, State of Florida (the "Property"), legally described as follows, with the same force and effect as though the contents of said property were set forth herein at length, together with the buildings and improvements now or hereafter situated thereon:

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

Signed, sealed and delivered
in the presence of:

MORTGAGOR:

[Signature]
ROXANA F. MARTINEZ
Print Witness Name

**BILTMORE PARC HOMES, LLC, a Florida
Limited Liability Company**

[Signature]

By: X [Signature]
JENNY A. DUCRET, MANAGER

Flora Figueredo
Print Witness Name

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 9 day of January, 2017, by JENNY A. DUCRET Manager of BILTMORE PARC HOMES, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced Drivers License, as identification and who did not take an oath.



My Commission Expires:

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Biscayne Bank (FDIC # 57973)

Active Insured Since July 5, 2005

Data as of: August 9, 2017

Biscayne Bank is an active bank

FDIC Certificate#:	57973	Established:	July 5, 2005	Corporate Website:	http://www.biscaynebank.com
Headquarters:	2601 South Bayshore Drive, 6th Floor Coconut Grove, FL 33133 Miami-Dade County	Insured:	July 5, 2005	Consumer Assistance:	https://www5.fdic.gov/starsmail/index.asp
Locations:	5 domestic in 1 states, 0 in territories, and 0 in foreign locations	Bank Charter Class:	Non-member of the Federal Reserve System	Contact the FDIC about:	Biscayne Bank
		Regulated By:	Federal Deposit Insurance Corporation		

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

Showing 1 to 5 of 5 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
432837		Biscayne Bank	2601 South Bayshore Drive, 6th Floor	Miami-Dade	Coconut Grove	FL	33133	Full Service Brick and Mortar Office	07/05/2005	
564027	3	Bayshore Branch	2601 Bayshore Drive, Suite 101	Miami-Dade	Coconut Grove	FL	33133	Full Service Brick and Mortar Office	01/08/2015	
458854	1	Doral Branch	3750 Nw 87th Avenue	Miami-Dade	Doral	FL	33178	Full Service Brick and Mortar Office	02/15/2007	
580094	4	Commodore Branch	3121 Commodore Plaza	Miami-Dade	Miami	FL	33133	Full Service Brick and Mortar Office	06/13/2016	
541182	2	South Miami Branch	7301 Sw 57 Ct, Ste 150	Miami-Dade	South Miami	FL	33143	Full Service Brick and Mortar Office	10/26/2012	