



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 8/11/2015

Property Information	
Folio:	03-4108-009-3310
Property Address:	1414 GALIANO ST
Owner	NICOLAS F TRUJILLO & W BRENDA
Mailing Address	5160 ALTON RD MIAMI BEACH , FL 33140-2003
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	5 / 3 / 0
Floors	2
Living Units	3
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,271 Sq.Ft
Lot Size	7,150 Sq.Ft
Year Built	1934



Assessment Information			
Year	2015	2014	2013
Land Value	\$464,750	\$357,500	\$357,500
Building Value	\$110,616	\$106,519	\$5,326
XF Value	\$0	\$0	\$0
Market Value	\$575,366	\$464,019	\$362,826
Assessed Value	\$439,018	\$399,108	\$362,826

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$136,348	\$64,911	

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

Short Legal Description
CORAL GABLES DOUGLAS SEC PB 25-69 LOT 12 & E15FT LOT 13 BLK 32 LOT SIZE 65.000 X 110 OR 19672-1755 05/2001 1

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$439,018	\$399,108	\$362,826
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$575,366	\$464,019	\$362,826
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$439,018	\$399,108	\$362,826
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$439,018	\$399,108	\$362,826

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2001	\$300,000	19672-1755	2008 and prior year sales; Qual by exam of deed
10/01/1979	\$85,000	10533-0846	2008 and prior year sales; 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:

CITY'S

EXHIBIT 1



2014

S-26 Not Complied



The City of Coral Gables

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

4/1/2014

VIA CERTIFIED MAIL

91 7108 2133 3932 6148 0449

NICOLAS F TRUJILLO & W BRENDA  
5160 ALTON RD  
MIAMI BEACH , FL 33140-2003

RE: 1414 GALIANO ST, CORAL GABLES, FL  
Folio # 03-4108-009-3310  
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in year 1934.

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

The architect or engineer that you choose to do the inspection may obtain the required forms: "*Minimum Inspection Procedural Guidelines for Building Recertification*," from this link: <http://www.miamidade.gov/building/form-checklist.asp> to access the interactive structural and electrical forms. In addition to the forms, a cover letter must state that that the property meets the requirement for building recertification; no additional documents or photographs are necessary.

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

**BUILDING RECERTIFICATION SECTION**  
Coral Gables Building & Zoning Department  
405 Biltmore Way  
Coral Gables, FL 33134

Any questions may be directed to (305) 460-5228. Thank you for your prompt consideration.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

CITY'S

EXHIBIT

2



The City of Coral Gables

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

7/22/2014

NICOLAS F TRUJILLO & W BRENDA  
5160 ALTON RD  
MIAMI BEACH, FL 33140-2003

VIA CERTIFIED MAIL

91 7108 2133 3932 6021 9965

Re: Building Recertification  
1414 GALIANO ST  
Folio # 03-4108-009-3310

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 7/1/2014 the report will be overdue and this building will be deemed to be in 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.

**Failure to contact us before 10/22/2014, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.**

Please govern yourself accordingly.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official



## The City of Coral Gables

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

6/2/2015

NICOLAS F TRUJILLO & W BRENDA  
5160 ALTON RD  
MIAMI BEACH, FL 33140-2003

**\*\*FINAL NOTICE\*\***

**VIA CERTIFIED MAIL**

91 7108 2133 3932 7095 9820

Re: Building Recertification  
1414 GALIANO ST  
Folio # 03-4108-009-3310

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in 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.

**Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.**

Please govern yourself accordingly.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official





The City of Coral Gables

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

6/2/2015

NICOLAS F TRUJILLO & W BRENDA  
5160 ALTON RD  
MIAMI BEACH, FL 33140-2003

**\*\*FINAL NOTICE\*\***

Re: Building Recertification  
1414 GALIANO ST  
Folio # 03-4108-009-3310

**VIA CERTIFIED MAIL**

91 7108 2133 3932 7095 9820

91 7108 2133 3932 7095 9936

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in 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.

**Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.**

Please govern yourself accordingly.

Sincerely,

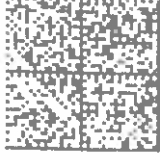
*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

THE CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
405 BILTMORE WAY  
P.O. BOX 141549  
CORAL GABLES, FLORIDA 33114-1549



PRESORTED  
FIRST CLASS

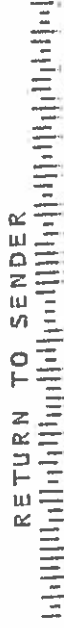


U.S. POSTAGE PITNEY BOWERS  
ZIP 33312 \$000.39<sup>1</sup>  
02 1W  
0001399225 JUN 03 2015

NICOLAS F TRUJILLO & W BRENDA  
5160 ALTON RD  
MIAMI BEACH, FL 33140-2003

ML

+ X 333 NDE 126011412206/05/15  
FORWARD TIME EXP RTN TO SEND  
TRUJILLO  
170 OCEAN LANE DR APT 711  
KEY BISCAYNE FL 33149-1451



RETURN TO SENDER

EBCASSEB 33140  
33114 01549

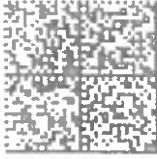
**CERTIFIED MAIL**

THE CITY OF CORAL GABLE  
DEVELOPMENT SERVICES DEPARTMENT  
405 BILTMORE WAY  
P.O. BOX 141549  
CORAL GABLES, FLORIDA 33114-15



91 7108 2133 3932 7045 9936

U.S. POSTAGE PITNEY BOWES  
ZIP 33312 \$ 003.93<sup>5</sup>  
02 1H  
0001399225 JUN 10 2015



*MVA*

Nicholas F. Trujillo & W Brenda  
170 Ocean Lane Dr Apt 711  
Key Biscayne FL 33140 1451

NIXIE 333 DE 1009 0007/01/15

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 33114154949 \*2906-13326-11-46

33114154949





CITY OF CORAL GABLES,

Case # 15-4408

Petitioner,

vs.

NICOLAS F. TRUJILLO and  
BRENDA LANGFORD,

Respondents.

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

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Date: October 8, 2015

To:

<p><b><u>Owner</u></b> Nicolas F. Trujillo and Brenda Langford 5160 Alton Road Miami Beach, FL 33140-2003</p> <p>Return receipt number: 91 7108 2133 3932 6009 7457</p>	<p><b><u>Mortgagee</u></b> Bank of America, N.A. P.O. Box 26041 Greensboro, NC 27420-0000</p> <p>Return receipt number: 91 7108 2133 3932 6009 7440</p>
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<p><b><u>Owner</u></b>  Nicolas F. Trujillo and Brenda Langford  1414 Galiano Street  Coral Gables, FL 33134-4110</p> <p>Return receipt number:  91 7108 2133 3932 6009 7433</p>	<p><b><u>Mortgagee</u></b>  Bank of America, N.A.  100 North Tryon Street  Charlotte, NC 28202-4000</p> <p>Return receipt number:  91 7108 2133 3932 6009 7426</p>
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Re: The two-story multifamily building (“Structure”) built in 1934 and located at 1414 Galiano Street, Coral Gables, FL 33134-4110, legally described as: Lot 12 and the E 15 feet of Lot 13, in Block 32, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-3310 (“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 105-186(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 as follows:

On April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code (“Report”).

On July 22, 2014 and June 2, 2015, the City sent the Property Owner the City sent the Property Owner notices that the Report was past due.

To date, the Owner has not completed has not submitted a Compliance Report and completed any required repairs (“Required Action”).

**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 19, 2015, 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

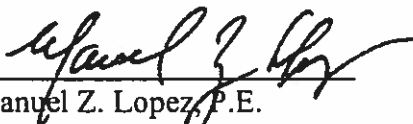
from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and 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 appeal the decision of the Building Official, the Construction Regulation Board may 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 Property and the Property Owner.

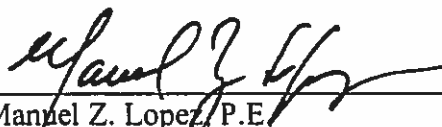
Please address any questions to Virginia Goizueta, Building Services Coordinator, Telephone: (305) 460-5250, or Manuel Z. Lopez, P.E., Building Official, Telephone: (305) 460-5242, Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.

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

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on October 8, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, on all of the parties listed above and by hand delivery or posting at the Property.

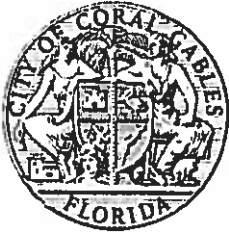
  
\_\_\_\_\_  
Manuel Z. Lopez, P.E.  
Building Official

### NOTICES

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

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

**ADA Assistance:** The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4408

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1414 GALIANO ST, ON 10/19/2015  
AT 10:00 am.

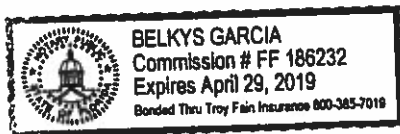
EDUARDO MARTIN  
Employee's Printed Name

Eduardo Martin  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 13<sup>th</sup> day of October, in the  
year 2015, by Eduardo Martin who is personally known to me  
or has produced \_\_\_\_\_ as identification.

My Commission Expires:



Belkys Garcia  
Notary Public

CITY OF CORAL GABLES

Case #

Address:

or

NICHOLAS F. TRIBBLE and  
BRENDA LANGFORD

Essemples:

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

Date: October 8, 2013

To:

**Owner**  
Nicholas F. Tribble and Brenda Langford  
1300 Nelson Road  
Miami Beach, FL 33139-2000

**Mortgage**  
Bank of America, N.A.  
P.O. Box 30419  
Charlotte, NC 27230-0419

Return envelope to:

City of Coral Gables  
15152 SW 15th Street, Suite 100  
Miami, FL 33187

Return through credit:

City of Coral Gables  
15152 SW 15th Street, Suite 100  
Miami, FL 33187

AAA Credit

OFF. REC. 1967201755

01R258578 2001 MAY 21 10:46

This Document Prepared By and Return to:  
THOMAS RINGEL, ESQ.  
MARKOWITZ, DAVIS, RINGEL & TRUSTY, P.A.  
9130 SO. DADELAND BLVD., SUITE 1225  
MIAMI, FL 33156

DOCSTPDEE 1,800.00 SURTX 1,350.00  
HARVEY RUVIN, CLERK DADE COUNTY, FL

*Return* → Israel And Israel  
450 North Park Road Suite 500  
Hollywood, Florida 33021

Parcel ID Number: 03-4108-003-3310

### Warranty Deed

This Indenture, Made this 17th day of April, 2001 AD. Between  
VIRGINIA G. HEWITT, a single woman

of the County of Palm Beach, State of Florida, grantor, and  
NICOLAS F. TRUJILLO and BRENDA LANGFORD, his wife

whose address is: 1414 Galiano Street, Coral Gables, FL 33134

of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR is hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Miami-Dade, State of Florida to wit:

LOT 12 AND THE E 15 FEET OF LOT 13, BLOCK 32, REVISED PLAT OF CORAL  
GABLES DOUGLAS SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK 25, PAGE(S) 69, PUBLIC RECORDS OF MIAMI-DADE  
COUNTY, FLORIDA.

Subject to restrictions, reservations and easements of record, if  
any, and taxes subsequent to December 31, 2000.

\*none of which grantor seeks to reimpose

RECORDED IN PLAT BOOK 25  
OF DADE COUNTY, FLORIDA  
RECORD VERIFIED  
HARVEY RUVIN  
CLERK CIRCUIT COURT

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

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*  
Printed Name: THOMAS RINGEL  
Witness

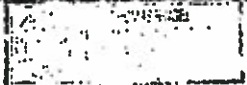
*[Signature]* (Seal)  
VIRGINIA G. HEWITT  
P.O. Address: 6344 Belknap Road, Delray Beach, FL 33484

*[Signature]*  
Printed Name: Veronica Cabera  
Witness

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 17th day of April, 2001 by  
VIRGINIA G. HEWITT, a single woman

~~the is personally known to me as being the Florida driver's license of the State~~



*[Signature]*  
Printed Name:  
Notary Public  
My Commission Expires:



OFF: 19672161756  
REC: 19672161756

etam ↓  
Israel And Israel  
150 North Park Road Suite 500  
Hollywood, Florida 33021

01R258579 2001 MAY 21 10:44

**Bank of America**  
BANK OF AMERICA, N.A. (THE "BANK")

0000068211017188499

**Mortgage**

DOCSTPTG 966.35 INTNG 552.87  
HARVEY RUVIN, CLERK DADE COUNTY, FL

This instrument prepared by and when recorded mail to:

JENNIFER L BALLENTINE  
BANK OF AMERICA CONSUMER LOAN PROCESSING  
P. O. BOX 31580  
TAMPA, FL 33633-0764

This space is for Recorder's use only.

This Mortgage is made this 30 day of APRIL, 2001, between  
NICOLAS F. TRUJILLO AND BRENDA LANGFORD, HIS WIFE

whose address is 581 ALTON RD MIAMI BEACH FL 33138-0000  
jointly and severally if more than one, "Grantor", and BANK OF AMERICA, N.A. whose address is  
P.O. BOX 28041 GREENSBORO, NC 27420-0000, the "Bank".

Witnesses: That Whereas, NICOLAS F. TRUJILLO AND BRENDA L. LANGFORD

jointly and severally if more than one, "Borrower" is justly indebted to the Bank according to the terms of a certain promissory note given by Borrower to the Bank dated  
APRIL 30 2001, in the amount of TWO HUNDRED SEVENTY SIX THOUSAND THIRTY SIX DOLLARS AND 82 CENTS  
Dollars \$ 276,036.82 with final payment being due on APRIL 30 2028 unless renewed, modified, extended or  
accelerated (the "Note"), and

therefore, this Mortgage is given to secure to the Bank (a) the repayment of the debt evidenced by the Note, and all renewals, amendments, modifications, replacements and  
modifications of the Note; (b) the payment of all other sums, with interest, advanced under the terms of this Mortgage; (c) the performance of Grantor's covenants and  
promises under this Mortgage and any other agreements executed by Grantor at the Bank's request pertaining to the debt evidenced by the Note together, the "Loan  
commitments"; and (d) all future advances, including future advances, the Bank in its discretion may loan to Borrower. Such future advances, together with interest thereon, are  
secured by this Mortgage. The total indebtedness secured by this Mortgage, collectively referred to herein as the "Secured Indebtedness", may decrease or increase from time to  
time, but the maximum principal indebtedness outstanding under the Note at any one time shall not exceed \$ 276,036.82 plus interest, plus amounts  
pending or advanced by the Bank for the payment of taxes, levies or insurance on the property described herein and for maintenance, repair, protection and preservation of the  
property and interest on such amounts. Specifically, without limitation, this Mortgage also secures all future amounts the Bank in its discretion may loan to Borrower within  
any (30) years of the date of this Mortgage, together with all interest thereon; however, in no event shall such future advances (including interest) exceed in the aggregate \$  
852,073.64

and Therefore, in consideration of the premises and of the sum hereinabove set forth, Grantor mortgages to the Bank all of Grantor's right, title and interest in the  
following property, to wit:

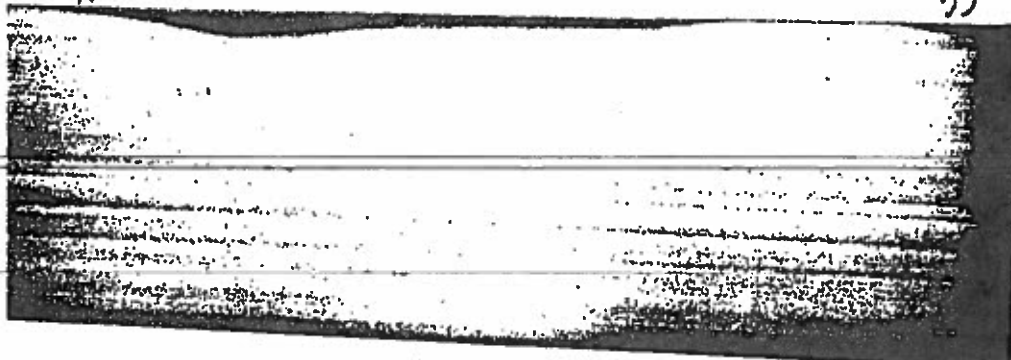
**LOT 12 AND THE EAST 18 FEET OF LOT 13, BLOCK 32, REVISED PLAT OF  
CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE MAP OR PLAT  
THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 69 PUBLIC RECORDS OF  
MIAMI-DADE COUNTY, FLORIDA.**

It is has the address of 1414 GALLIANO STREET  
CORAL GABLES FL 33134-0000 ("Property Address")

9-00281M (2/00/01) NPL

Page 1 of 8

33



REF: 19672PG1761

In Witness Whereof, this Mortgage has been duly executed by Grantor the day and year first above written.

Witness (as to all signers):

*M A M*  
Witness Signature  
Michael A. Rubin  
Type or Print Name

*Debra M. Rubin*  
Witness Signature  
Debra M Rubin  
Type or Print Name

*Trujillo*  
Grantor Signature  
NICOLAS F. TRUJILLO  
Type or Print Name  
881 ALTON RD  
Post Office Address  
MIAMI BEACH FL 33139-0000

*Brenda Langford*  
Grantor Signature  
BRENDA LANGFORD  
Type or Print Name  
1414 GALIANO STREET  
Post Office Address  
CORAL GABLES FL 33134-0000

\_\_\_\_\_  
Grantor Signature  
\_\_\_\_\_  
Type or Print Name  
\_\_\_\_\_  
Post Office Address

\_\_\_\_\_  
Grantor Signature  
\_\_\_\_\_  
Type or Print Name  
\_\_\_\_\_  
Post Office Address

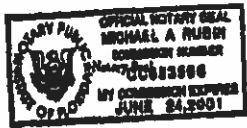
*J. M.*

REF. 1967201762

Individual Acknowledgment

State of FLORIDA )  
County of Miami Dade ) ss

For foregoing instrument was acknowledged before me this 30 day of April, 2001 by Nicolas F. Thirillo and Brenda K. Layford who is personally known to me or who has produced personally known as identification.



[Signature]  
Signature of Person Taking Acknowledgment  
Name of Acknowledger Typed, Printed or Stamped  
Title or Rank  
Serial Number, if any

Corporate Acknowledgment

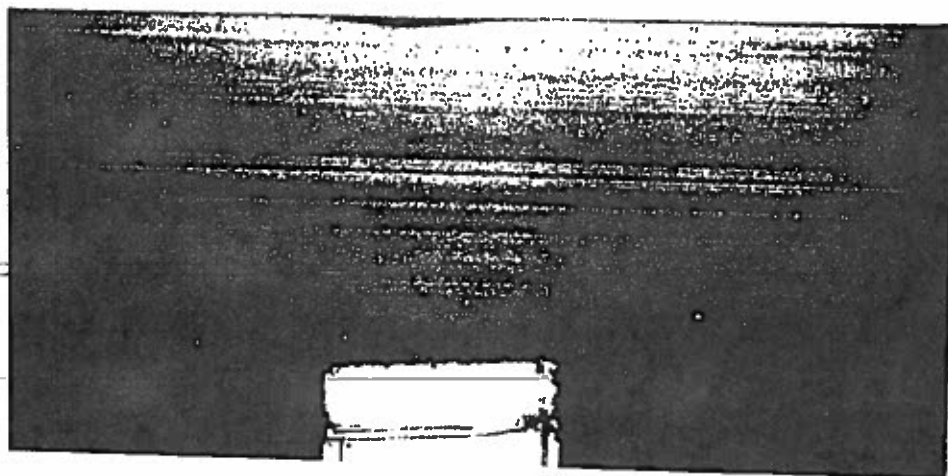
State of FLORIDA )  
County of \_\_\_\_\_ ) ss

For foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of the corporation. He/she is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Seal

\_\_\_\_\_  
Signature of Person Taking Acknowledgment  
Name of Acknowledger Typed, Printed or Stamped  
Title or Rank  
Serial Number, if any

RECORDED IN OFFICE RECORDER CLERK  
OF DADE COUNTY, FLORIDA  
RECORD NUMBER  
HARVEY RUBIN  
CLERK CIRCUIT COURT



**Federal Deposit  
Insurance Corporation**

Each depositor insured to at least \$250,000 per insured bank

**Bank of America, National Association (FDIC #: 3510)**

Status: Active • Insured Since January 1, 1934

Bank of America, National Association is an active bank

Data as of: September 30, 2015

**Overview**

Locations

History

Identifications

Financials

**Bank Of America  
Corporation**  
Bank Holding Company

**Bank of America, National Association** has 4871 domestic locations in 35 states, 0 locations in territories, and 229 foreign locations

**Bank of America,  
National Association**  
Banking Institution

**Established:** October 17, 1904

**FDIC Certificate #:** 3510

**Insured:** January 1, 1934

**4871 Locations**  
Branches (Offices)

**Bank Charter Class:** National Bank

**Headquarters:** 100 North Tryon St  
Charlotte, NC 28202  
Mecklenburg County

**Regulated By:** Office of the Comptroller of  
the Currency

**Consumer Assistance:** <http://www.helpwithmybank.gov>

**Corporate Website:** <http://www.bankofamerica.com>

Contact the FDIC about [Bank of America, National Association](#)



## 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.

---

<b>Occupant Name:</b>	1414 Galiano St. Apartments - 3 units	<b>Inspection Date:</b>	10/6/2015
<b>Address:</b>	1414 Galiano Street	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0

---

#### FL NFPA 01 13

Floor 1

---

#### Building Address

---

10.12.1.2 Failure to have proper address numbers as per NFPA 1

*Address numbers shall contrast with their background.*

*Failure to post address that is visible from the street.*

---

#### FL NFPA 101 13

Floor 1

---

#### Fire extinguishers

---

9.7.4.1 Excerpt: Where required by the provisions of another section of...

*Provide one 2A10BC for every 1,500SF ordinary hazard or 75 feet travel distance. Serviced and tagged annually*

*Failure to certify fire extinguishers for the year.*

Floor 2

---

#### Blocked Exits

---

4.5.3.2 Unobstructed Egress.

---

Inspector Comments:

CITY'S

EXHIBIT

5

Posted Notice of violation on front door first floor apartment. Picture Taken. Final Notice. 10-7-15.

---

A re-inspection will occur on or after 10/20/2015.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

<b>Company</b>	Signature on file
<b>Representative:</b>	No Signature 10/6/2015 Signature on file
<b>Inspector:</b>	Leonard Veight 10/6/2015



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

**Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-11-04-5794	04/11/2011	1414 GALIANO ST	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF HANSON ROOF TILE HANSON FLAT TILE( TO MATCH EXISTING TILE) \$7800	issued	04/11/2011		0.00
BL-11-04-5889	04/12/2011	1414 GALIANO ST	ROOF / LIGHT WEIGHT CONC	RE ROOF \$7,800 HANSON CHALET SHAKE LT GREY TILE	final	04/14/2011	07/14/2011	0.00
CE-08-06-1096	06/19/2008	1414 GALIANO ST	CODE ENF WARNING PROCESS	WT#00960 SEC 54-153 CC (DAY) TRASH OUT PRIOR TO 6PM BEFORE SCHEDULED P/U DAY. Tendant @1412 Galiano	pending	06/19/2008		0.00
CE-08-06-1097	06/19/2008	1414 GALIANO ST	CODE ENF WARNING PROCESS	WT#00961 SEC54-149 CC (CLO) TRASH/RECYCLING CONTAINERS MUST BE KEPT ON SIDE OF PROPERTY AT ALL TIMES. ie. Two (2) black plastic containers out on the swale. Attendant of 1412 Galiano	pending	06/19/2008		0.00
CE-10-10-5099	10/19/2010	1414 GALIANO ST	CODE ENF WARNING PROCESS	WT14628 SEC 54-153 CC (DAY) TRASH ON SWALE 3 DAYS PRIOR TO SCHEDULED P/U. MUST REMOVE. ALSO CITED 110 SALAMANCA AVE.	final	10/19/2010	10/19/2010	0.00
CE-10-11-4392	11/23/2010	1414 GALIANO ST	CODE ENF WARNING PROCESS	WT8818 SEC 62-133 CC (ORW) MUST REMOVE BAGS OF CONSTRUCTION DEBRIS FROM R/W.	final	11/23/2010	11/23/2010	0.00
CE-10-12-3833	12/08/2010	1414 GALIANO ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	**CANCEL PER LEGAL DEPT - LACK OF PROPER SERVICE ON TICKET - EMAIL ATTACHED FROM DEPUTY CITY ATTY***** T42074 SEC 54-	canceled	12/08/2010	01/28/2013	0.00

**CITY'S**

**EXHIBIT**

6



					153 CC (DAY) TRASH ON SWALE 2 DAYS PRIOR TO SCHEDULED P/U (PHONE BOOKS AND BAG OF GARBAGE). MUST REMOVE. PREVIOUSLY WARNED 10/19/10.				
CE-11-06-5569	06/01/2011	1414 GALIANO ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37313 SEC 62- 133 CITY CODE (ORW) CONSTRUCTION DEBRIS ON R/W - POSSIBLE DANGER TO LIFE SAFETY. MUST REMOVE REPEAT OFFENDER	final	06/01/2011	02/27/2013	0.00	
CE-11-09-5725	09/07/2011	1414 GALIANO ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41102 SEC 54- 153 CITY CODE (DAY) TRASH ON RIGHT OF WAY 2 DAYS PRIOR TO SCHEDULED PICK UP. MUST REMOVE. ***NEW OWNERS - CANCEL****	canceled	09/07/2011	01/29/2013	0.00	
CE-14-04-3295	04/22/2014	1414 GALIANO ST	CODE ENF WARNING PROCESS	WT10806 SEC CH 62-133 CITY CODE (ORW) TREE BRANCHES/LIMBS ARE EXTENDING PAST SIDEWALK HANGING LOW OVER SIDEWALK (ON THE MENORES SIDE)	final	04/22/2014	04/22/2014	0.00	
CE-14-04-3373	04/23/2014	1414 GALIANO ST	CODE ENF WARNING PROCESS	POSTED WARNING NOTICE WT10806	final	04/23/2014	04/23/2014	0.00	

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