



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/17/

Property Information	
Folio:	03-4108-009-2990
Property Address:	1310 SW 37 AVE Coral Gables, FL 33134-3457
Owner	ELVIA MEZA TRS
Mailing Address	12990 DEVA ST CORAL GABLES, FL 33156
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	16 / 8 / 0
Floors	2
Living Units	8
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,756 Sq.Ft
Lot Size	13,200 Sq.Ft
Year Built	1945



Assessment Information			
Year	2015	2014	2013
Land Value	\$858,000	\$660,000	\$528,000
Building Value	\$280,364	\$10,000	\$40,496
XF Value	\$0	\$0	\$0
Market Value	\$1,138,364	\$670,000	\$568,496
Assessed Value	\$687,879	\$625,345	\$568,496

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$450,485	\$44,655	

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

Short Legal Description
8 54 41 PB 25-69 CORAL GABLES DOUGLAS SEC LOTS 12 & 13 BLK 30 LOT SIZE 110.000 X 120 OR 18393-2316 1298 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	
Taxable Value	\$687,879	\$625,345	\$568
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$1,138,364	\$670,000	\$568
City			
Exemption Value	\$0	\$0	
Taxable Value	\$687,879	\$625,345	\$568
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$687,879	\$625,345	\$568

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2010	\$100	27226-2903	Corrective, tax or QCD; min consideration
03/01/2010	\$100	27226-2902	Corrective, tax or QCD; min consideration
06/05/2002	\$100	20449-4684	Sales which are disqualified as a result of examination of the deed
12/01/1998	\$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 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>

1310 SW 37 AVE





The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4/20/2015

VIA CERTIFIED MAIL

ELVIA MEZA TRS
12990 DEVA ST
CORAL GABLES, FL 33156

RE: 1310 SW 37 AVE, Coral Gables, Florida
Folio # 03-4108-009-2990
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1945.

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

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

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

BUILDING RECERTIFICATION SECTION
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

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

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

2

BEFORE THE CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 15-4532

Petitioner,

vs.

ELIVIA MEZA, AS TRUSTEE OF THE
DECLARATION OF TRUST OF ELIVIA
MEZA, DATED MARCH 1, 2010.

Respondent.

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

Date: December 29, 2015

To:

<p><u>Owner</u> Elivia Meza, as Trustee of The Declaration of Trust of Elivia Meza, Dated March 1, 2010 12990 Deva Street Coral Gables, FL 33156-6420</p> <p>Return receipt number: 91 7108 2133 3932 7181 7358</p>	<p><u>Mortgagee</u> Sabadell United Bank, N.A. 1111 Brickell Avenue, 30th Floor Miami, FL 33131-3128</p> <p>Return receipt number: 91 7108 2133 3932 7181 7365</p>
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Judgement Leinholder (Registered Agent)

1342 Drexel Condominium Association, Inc.
c/o Maria Landa-Posada
Registered Agent
6080 SW 40 Street, Suite 4
Miami, FL 33155-5249

Return receipt number:

91 7108 2133 3932 7181 7372

Re: The two-story multi-family building, consisting of 8 dwelling units ("Structure"), built in 1945 (70-year recertification required), and located at **1310 SW 37 Avenue**, Coral Gables, FL 33134-3457, legally described as Lots 12 and 13, Block 30, of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-2990 ("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 20, 2015, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property's 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").

To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "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 January 11, 2016, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and

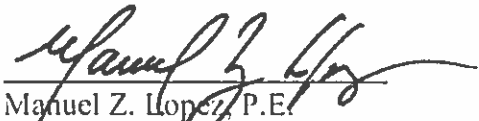
evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that, if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from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

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and 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 contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

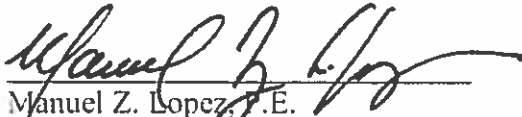
Please govern yourself accordingly.



Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on December 29, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated 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 #: 15-4532

Title of Document Posted: Construction Regulation Board Case

I, Jose Iglesias, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1310 SW 37th Ave, ON 12-29-2015
AT 10:45 AM.

Jose Iglesias
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 29th day of December, in
the year 20 15, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1310 S.W. 37th Avenue



100011 0000 0000 0000 0000 0000 0000 0000

CFN 2010R0199082
OR Bk 27226 Pg 2903f (1pg)
RECORDED 03/24/2010 15:55:06
DEED DOC TAX 0.60
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

This Instrument prepared by or under
the supervision of:

Stephen L. Vinson, Jr., Esq.
STEPHEN L. VINSON, JR., P.A.
1200 Brickell Avenue, Suite 1230
Miami, Florida 33131

[THIS SPACE RESERVED FOR THE CLERK OF COURTS]

Property Appraiser's Parcel
I.D. #03-41-08-009-2990

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of the 1st day of March, 2010, by and between Elvia Meza and Jeannette Meza, both single women, individually and as trustees, whose address is 1310 Douglas Road, Coral Gables, Florida 33134, (collectively, the "Grantor") to Elvia Meza, as Trustee of the Declaration of Trust of Elvia Meza, dated March 1, 2010, whose address is 12890 Deva Street, Coral Gables, Florida 33156, (collectively, the "Grantee").

WITNESSETH:

GRANTOR, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following property located in Miami-Dade County, Florida (the "Property"), to-wit:

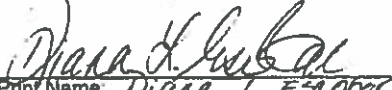
Lots 12 and 13, Block 30, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, title, interest, lien, equity, and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of Grantee forever.


The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.071.

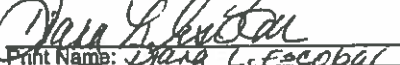
IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:



Print Name: Diana L. Escobar


Elvia Meza, Individually and as trustee


Print Name: Peter B. ...




Print Name: Diana L. Escobar


Jeannette Meza, Individually and as trustee


Print Name: Peter B. ...

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } SS:

The foregoing Instrument was acknowledged before me this 1st day of March, 2010, by Elvia Meza and Jeannette Meza, both individually and as trustees, who are personally known to me or have produced as identical copies, and I did not take an oath.



Notary Public, State of Florida



This document was prepared by Transatlantic Bnk 48 E
Flagler St, Miami, FL 33131
 State of Florida's Documentary Stamp Tax required by law in the
 amount of \$140.00 + \$80.00 Int has been paid to the Clerk of
 the Circuit Court (or the County Comptroller, if applicable) for
 the County of Miami-Dade
 _____, State of Florida.

CFN 2007R0170277
 DR Bk 25374 Pgs 0105 - 1101 (6pgs)
 RECORDED 02/16/2007 11:27:32
 MTG DOC TAX 140.00
 INTANG TAX 80.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

IF CHECKED, THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE
 PRINCIPAL BALANCE DUE UPON MATURITY IS APPROXIMATELY \$ 34,213.78
 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE
 MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.
 IF CHECKED, THIS BALLOON MORTGAGE SECURES A VARIABLE RATE OBLIGATION AND THE
 BALANCE DUE ASSUMES THAT THE INITIAL RATE OF INTEREST APPLIES FOR THE ENTIRE TERM
 OF THE MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON
 CHANGES IN THE RATE OF INTEREST.

State of Florida _____ Space Above This Line For Recording Date _____

REAL ESTATE MORTGAGE
 (With Future Advance Clause)

1. DATE AND PARTIES. The date of this Mortgage is Jan 18, 2007 and the parties and their addresses
 are as follows:

MORTGAGOR: Elvia Meza and Jeannette Meza, Individually and as Trustees of the
Declaration of Trust of Elvia Meza and Jeannette Meza dated March 19, 1997
12990 DEVA STREET
CORAL GABLES, FL 33156
 Refer to the Addendum which is attached and incorporated herein for additional Mortgagors.

LENDER: Transatlantic Bank
48 E Flagler Street Miami, FL 33131

Organized and Existing Under the Laws of Florida

2. MORTGAGE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure
 the Secured Debt (hereafter defined), Mortgagor grants, bargains, conveys and mortgages to Lender the following described
 property: Lots 12 and 13, Block 30, REVISED FLAT OF CORAL GABLES DOUGLAS SECTION,
according to the Plat thereof, recorded in Plat Book 25, at Page 69, of the Public
Records of Miami-Dade County, Florida.

The property is located in Miami-Dade at 1306-1310 SW 37 AVENUE
 (County)
 _____, Florida 33134
 (Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion
 payments or third party payments made to crop producers, and all existing and future improvements, structures, fixtures,
 and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as
 "Property"). The term Property also includes, but is not limited to, any and all water wells, water, ditches, reservoirs,
 reservoir sites and dams located on the real estate and all riparian and water rights associated with the Property, however
 established.

3. SECURED DEBT DEFINED. The term "Secured Debt" includes, but is not limited to, the following:
 A. The initial indebtedness secured by this Mortgage is the debt under the terms of all promissory note(s), contract(s),
 guaranty(ies) or other evidence of debt described below and all extensions, renewals, modifications or substitutions
 (Evidence of Debt): Promissory note dated 01/18/2007 in the amount of \$40,000.00 in
the name of Elvia Meza

 (e.g., borrower's name, note amount, interest rate, maturity date)
 B. All future advances made with 20 years from the date of this Mortgage from Lender to Mortgagor or other future
 obligations of Mortgagor to Lender pursuant to section 4 of this Mortgage under any promissory note, contract,
 guaranty, or other evidence of debt existing now or executed after this Mortgage whether or not this Mortgage is
 specifically referred to in the evidence of debt.
 C. All obligations Mortgagor owes to Lender, which now exist or may later arise, to the extent not prohibited by law,
 including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor
 and Lender.
 D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the

[Handwritten Signature]
 b

29. U.C.C. PROVISIONS. If checked, the following are applicable to, but do not limit, this Mortgage:
- Construction Loan. This Mortgage secures an obligation incurred for the construction of an improvement on the Property.
 - Fixture Filing. Mortgagor grants to Lender a security interest in all goods that Mortgagor owns now or in the future and that are or will become fixtures related to the Property.
 - Crops; Timber; Minerals; Rents, Issues, and Profits. Mortgagor grants to Lender a security interest in all crops, timber and minerals located on the Property as well as all rents, issues, and profits of them including, but not limited to, all Conservation Reserve Program (CRP) and Payment in Kind (PIK) payments and similar governmental programs (all of which shall also be included in the term "Property").
 - Personal Property. Mortgagor grants to Lender a security interest in all personal property located on or connected with the Property. This security interest includes all farm products, inventory, equipment, accounts, documents, instruments, chattel paper, general intangibles, and all other items of personal property Mortgagor owns now or in the future and that are used or useful in the construction, ownership, operation, management, or maintenance of the Property. The term "personal property" specifically excludes that property described as "household goods" secured in connection with a "consumer" loan as those terms are defined in applicable federal regulations governing unfair and deceptive credit practices.
30. OTHER TERMS. If checked, the following are applicable to this Mortgage:
- Line of Credit. The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Mortgage will remain in effect until released.
 - Additional Terms.

IF CHECKED, THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS APPROXIMATELY \$ 34,213.78 . TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

IF CHECKED, THIS BALLOON MORTGAGE SECURES A VARIABLE RATE OBLIGATION AND THE BALANCE DUE ASSUMES THAT THE INITIAL RATE OF INTEREST APPLIES FOR THE ENTIRE TERM OF THE MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON CHANGES IN THE RATE OF INTEREST.

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Mortgage and in any attachments. Mortgagor also acknowledges receipt of a copy of this Mortgage on the date stated above on Page 1.

Entity Name: _____ Entity Name: _____
 (Signature) *Elvia Meza* (Date) _____ (Signature) _____ (Date) _____
 individually

(Signature) *Jeannette Meza* (Date) _____ (Signature) _____ (Date) _____
 individually

Refer to the Addendum which is attached and incorporated herein for additional Mortgagors, signatures and acknowledgments.

ACKNOWLEDGMENT:

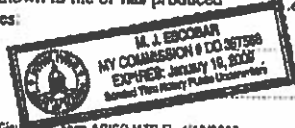
STATE OF _____ COUNTY OF _____) ss.
 This instrument was acknowledged before me this _____ day of _____
 (Individual) by _____
 who is personally known to me or who has produced _____ as identification.
 My commission expires: _____
 (Seal)

(Notary Public)

STATE OF Florida COUNTY OF Miami-Dade) ss.
 This instrument was acknowledged before me this 18th day of January 2007
 by Elvia Meza and Jeannette Meza Trustees and individually

(Printed Name of Acknowledger)

of Declaration of Trust of Elvia Meza and Jeannette Meza dated 3/19/97 (Name of Deponent or Endorser)
 a Trust on behalf of the business or entity.
 He/she is personally known to me or has produced *Elvia Meza* as identification.
 My commission expires: _____
 (Seal)



(Notary Public)

(Printed Name of Acknowledger)

OFF. REC. 1316514732

98R314928 1998 JUN 30 07:55

This instrument prepared by and return to:
MARQUEZ & FERNANDEZ, P.A.
Nicolas Fernandez, Esq.
Le Jeune Centre
782 N.W. Le Jeune Road, Suite 548
Miami, Florida 33126

DOCSTPNTG 1,361.50 INTNG 778.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

MORTGAGE AND SECURITY AGREEMENT

Date: June 23, 1998

Mortgagor: Elvia Meza, a single woman
Jeanette Meza, a single woman
12990 Deva Street, Coral Gables, Florida
33156

Mortgagee: TRANSATLANTIC BANK, a Florida
Banking Corporation
48 East Flagler Street, Miami, Florida
33131

Initial indebtedness secured hereby: \$389,000.00

Date final payment due: June 23, 2003

Maximum principal indebtedness, including
future advances, that may be secured hereby: \$778,000.00

WITNESSETH:

To secure the payment, performance and observance by Mortgagor of that certain Promissory Note executed by Mortgagor in favor of Mortgagee (the "Note"), this Mortgage and Security Agreement (hereinafter the "Mortgage"), a Construction Loan Agreement (the "Loan Agreement") and all other documents and instruments delivered to Mortgagee in connection with the loan secured hereby (collectively, the "Loan Documents"), and further to secure the payment of all other indebtedness described in Section 3.06 below and to charge the properties, interests and rights hereinafter described with such payment, performance and observance and for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to Mortgagor duly paid by Mortgagee, and for other valuable consideration, Mortgagor hereby executes and delivers this Mortgage and grants, bargains, sells, mortgages and assigns to Mortgagee and its successors and assigns forever, all of the following-described real estate, properties, interests and rights (all hereinafter referred to as the "Mortgaged Property"), to wit:

THE MORTGAGED PROPERTY

(a) All that certain parcel of land in Dade County, Florida (hereinafter called the "Land") described as follows:

Lots 12 and 13, Block 30, 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.

(b) All buildings, structures, improvements, equipment, fixtures, goods, systems whether or not attached to the Land and including all heating, air conditioning, lighting, laundry, computers, electrical systems, plumbing, refrigerating, ventilating, communications apparatus, ranges, appliances, water and sanitary sewer systems, all rents, issues, proceeds and profits accruing and to accrue from the Mortgaged Property from its development, construction or operation, all building materials and equipment now or hereafter delivered to the Mortgaged Property and intended to be installed therein; riparian rights; all flowers, trees, timber and other emblements now or hereafter in, upon or under the Mortgaged Property, all roads, walkways or entrance ways now or hereafter located on the Mortgaged Property; together with all proceeds, additions and accessions thereto and replacements thereof.

5550

OFF: 1316574743
REC: 1316574743

IN WITNESS WHEREOF, Mortgagor has caused this instrument to be executed on the date set forth above.

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: J. S. [unclear]

[Signature]
Print Name: J. C. [unclear]

MORTGAGOR:

[Signature]
Elvia Meza, a single woman

[Signature]
Jeanette Meza, a single woman

STATE OF FLORIDA)
)SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this June 21 1998 by Elvia Meza, a single woman and Jeanette Meza, a single woman. They are personally known to me or have produced [Signature] as identification.

[Signature]
Print Name: _____
NOTARY PUBLIC STATE OF FLORIDA
Serial No.: _____
My Commission Expires: _____

NOTARY PUBLIC - STATE OF FLORIDA
NICOLAS FERNANDEZ
COMMISSION # 0022204
EXPIRES 08/30/02
INCD TWRU ASA 1-888-MOTARY

RECORDED... RECORDS DEPT
OF DADE COUNTY FLORIDA
RECEIVED
HARVEY PUNJ
CLERK CIRCUIT COURT

Federal Deposit
Insurance Corporation

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

TransAtlantic Bank (FDIC #: 25580)

Status: Inactive • Inactive as of August 9, 2010

TransAtlantic Bank was merged or acquired without government assistance

FDIC Report # FD-2010-001-0001

Overview

Locations

History

Identifiers

Financials

N/A
Bank Holding Company

TransAtlantic Bank
Banking Institution

N/A
Branches (Offices)

Inactive as of August 9, 2010

TransAtlantic Bank is no longer doing business under that name because it has been merged or acquired without government assistance. See the successor institution [Sabadell United Bank, National Association \(FDIC #: 21837\)](#)

Established: August 24, 1984

FDIC Certificate #: 25580

Insured: August 24, 1984

Bank Charter Class: Member of the Federal Reserve System

Headquarters: 48 East Flagler Street
Miami, FL 33131
Miami-Dade County

Contact the FDIC about [TransAtlantic Bank](#) or [Sabadell United Bank, National Association](#)

**Federal Deposit
Insurance Corporation**

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

Sabadell United Bank, National Association (FDIC #: 21837)

Status: Active • Insured Since November 25, 1974

Sabadell United Bank, National Association is an active bank

Overview

Locations

History

Identifications

Financials

**Banco De Sabadell,
S.A.**
Bank Holding Company

**Sabadell United Bank,
National Association**
Banking Institution

30 Locations
Branches (Offices)

Sabadell United Bank, National Association has 30 domestic locations in 1 states, 0 locations in territories, and 0 foreign locations

Established: November 25, 1974

FDIC Certificate #: 21837

Insured: November 25, 1974

Bank Charter Class: National Bank

Headquarters: 1111 Brickell Avenue
Miami, FL 33131
Miami-Dade County

Regulated By: Office of the Comptroller of
the Currency

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

Corporate Website: <http://www.sabadellbank.com>

Contact the FDIC about [Sabadell United Bank, National Association](#)

1342 DREXEL CONDOMINIUM
 ASSOCIATION, INC.
 Plaintiff,

IN THE CIRCUIT COURT OF THE
 11TH JUDICIAL CIRCUIT IN AND FOR
 MIAMI-DADE COUNTY, FLORIDA

vs.

GENERAL JURISDICTION DIVISION

JEANNETTE MEZA et al.
 Defendants.

CASE NO. 09-62315 CA 21

FILED FOR RECORD
 2010 JUN 21 AM 9:03
 CLERK CIRCUIT 9 COUNTY COURTS
 MIAMI-DADE COUNTY FLA

**FINAL JUDGMENT FOR DAMAGES AGAINST
 JEANNETTE MEZA AND ELVIA MEZA AS TRUSTEES
 IN FAVOR OF PLAINTIFF, 1342 DREXEL CONDOMINIUM ASSOCIATION, INC.**

THIS CAUSE having come before the Court upon Plaintiff, 1342 Drexel Condominium Association, Inc.'s, Motion for Final Judgment for Damages and the Court being otherwise fully advised in the premises hereof, it is therefore,

ADJUDGED as follows:

1. That Plaintiff's Motion for Final Judgment for Damages against the Defendants, JEANNETTE MEZA AND ELVIA MEZA AS TRUSTEE, be and the same is hereby GRANTED.
2. That Plaintiff is due the following amounts:

Principal sum of Maintenance, Special Assessments, Late Fees, and charges through 6/21/10	40,978.39
Pre-Judgment Interest to the date of judgment	4,917.40
Collection Costs	18.00
Title Search	260.00
Complaint Filing Fee	421.00
Document Copies	51.00
Service of Process	114.00
Cost for recording Final Judgment	18.50
SUB-TOTAL	46,778.29
Attorney's Fees - Based on 10.0 hours at \$200.00 per hour	2,000.00
TOTAL SUM DUE THROUGH JUDGMENT DATE:	48,778.29

3. Plaintiff, whose mailing address is 747 4th Street, #200, Miami Beach, FL 33139, shall recover from Defendant(s), JEANNETTE MEZA AND ELVIA MEZA, *(As Trustees)* whose address is 12990 Deva Street, Coral Gables, Florida 33156, the sum of \$45,895.79, with costs of \$882.50, and attorney's fees in the amount of \$2,000.00, making a total of \$48,778.29 that shall bear interest at the rate of twelve (12%) per annum, for which let execution issue forthwith.

A TRUE COPY
 CERTIFICATION ON LAST PAGE
 HARVEY RUVIN, CLERK

4. This Court finds, based upon the Affidavits presented and upon inquiry of counsel for the Plaintiff, the number of hours expended and the hourly rate charged by Plaintiff's counsel as set forth in Paragraph 2 are reasonable. That Court finds that there are no reasons for either reduction or enhancement pursuant to *Florida Patient's Compensation Fund v. Rowe*, 472 So.2d 1145 (Fla. 1985).

5. It is further ordered that Defendant, JEANNETTE MEZA AND ELVIA MEZA AS TRUSTEES, shall serve upon Plaintiff's attorneys, , a Fact Information Sheet pursuant to Florida Rule of Civil Procedure Form 1.977(b) completed under oath, including all required attachments, within forty-five (45) days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed, and shall file a Notice of Compliance with the Clerk of this Court as required by Florida Rule of Civil Procedure 1.560.

6. Jurisdiction of this action is retained to enter further orders as are proper.

DONE AND ORDERED in Chambers at «CircuitCounty» County, Florida, this 21 day of

June, 2010.

W. J. T.
HONORABLE WILLIAM THOMAS
CIRCUIT JUDGE

Copies Furnished to:

Landa-Posada P.A.
12394 SW 82 Avenue
Pinecrest, Fl. 33156

Reiner & Reiner P.A.
Counsel for Defendant, Elvia Meza, Trustee
9100 South Dadeland Boulevard, Suite 901
Miami, Florida 33156-7815

Jeannette Meza
12990 Deva Street
Coral Gables, Fl. 33156

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office.
JUNE 21 AD 2010
HARVEY RUVIN Clerk, of Circuit and County Courts
Deputy Clerk Terrence Perry





Detail by Entity Name

Florida Not For Profit Corporation

1342 DREXEL CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N41965
FEI/EIN Number	65-0241926
Date Filed	02/06/1991
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/01/2005

Principal Address

1342 DREXEL AVENUE
MIAMI BEACH, FL 33139

Changed: 02/23/2006

Mailing Address

747 4TH ST
200
MIAMI BEACH, FL 33139

Changed: 04/07/2010

Registered Agent Name & Address

MARIA, LANDA-POSADA
6080 SW 40TH ST
SUITE 4
MIAMI, FL 33155

Name Changed: 04/15/2009

Address Changed: 04/24/2014

Officer/Director Detail

Name & Address

Title P/T/S

JACKSON, LEAH
747 4TH ST SUITE 200
MIAMI, FL 33173

Title MGR

ROYAL MANAGEMENT GROUP
747 4TH ST SUITE 200
MIAMI BEACH, FL 33139

Annual Reports

Report Year	Filed Date
2013	04/18/2013
2014	04/24/2014
2015	04/29/2015

Document Images

04/29/2015 -- ANNUAL REPORT	View image in PDF format
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04/18/2013 -- ANNUAL REPORT	View image in PDF format
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04/15/2009 -- ANNUAL REPORT	View image in PDF format
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02/11/1997 -- ANNUAL REPORT	View image in PDF format
04/26/1996 -- ANNUAL REPORT	View image in PDF format



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
CE-10-01-3093	01/13/2010	1310 SW 37 AVE	CODE ENF WARNING PROCESS	WT3101 SEC 5-1907 ZC (SNR) MAINTAINING MORE THAN 1 REAL ESTATE SIGN & MORE THAN 40 SQ INCHES.	final	01/13/2010	01/13/2010	0.00
CE-10-01-3221	01/15/2010	1310 SW 37 AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37002 SEC 5-1907 ZC (SNR) MAINTAINING MORE THAN 1 REAL ESTATE SIGN & OVER 40 SQUARE INCHES. WARNING ISSUED 1/13/10.	final	01/15/2010	01/21/2010	0.00
CE-10-12-3306	12/01/2010	1310 SW 37 AVE	CODE ENF WARNING PROCESS	WT8826 SEC 54-29 CC (TRA) TRASH ON PROPERTY MUST BE REMOVED (FURNITURE). AL TRASH MUST BE PLACED IN CONTAINER W/ CLOSED / SECURED LID	final	12/01/2010	12/01/2010	0.00
CE-10-12-3508	12/03/2010	1310 SW 37 AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T42067 SEC 54-29 CC (TRA) MUST REMOVE EXCESS TRAH FROM PROPERTY (FURNITURE ETC BY DUMPSTER) WARNING ISSUED 12/1/10	final	12/03/2010	12/13/2010	0.00
CE-10-12-3828	12/08/2010	1310 SW 37 AVE	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T42073 SEC 54-29 CC (TRA) MUST REMOVE EXCESS TRASH FROM PROPERTY (FURNITURE NEXT TO DUMPSTER). PREVIOUSLY CITED 12/01/10 & 12/03/10	final	12/08/2010	02/07/2011	0.00
CE-11-12-5362	12/06/2011	1310 SW 37 AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41046 SEC 54-29 CITY CODE (TRA) MUST REMOVE TRASH FROM PROPERTY. PREVIOUSLY CITED 12/1/11, 212/3/10, & 12/8/11	final	12/06/2011	01/19/2012	0.00
CE-12-05-9431	05/31/2012	1310 SW 37 AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T23465 54-29 CITY CODE (TRA) @ 4:30PM *** REPEAT VIOLATION *** OWNER TO MAINTAIN PREMISES FREE OF LITTER. *** 9171082133393260044161 ***	final	05/31/2012	07/09/2012	0.00
CE-12-06-8299	06/05/2012	1310 SW 37 AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T46328 54-29 CITY CODE (TRA) TRASH AND DEBRIS ON PROPERTY (FURN, ETC.) AT REAR BY DUMPSTER.	final	06/05/2012	07/09/2012	0.00
RC-15-12-4933	12/04/2015	1310 SW 37 AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #15-4532 AND UNSAFE STRUCTURE BOARD FEE	approved			600.00
ZN-13-01-0759	01/16/2013	1310	PAINT /	PRESSURE CLEAN AND	final	01/17/2013	01/31/2013	0.00

CITY'S
EXHIBIT 5

		SW 37 AVE	RESURFACE FL / CLEAN	PAINT EXTERIOR WALLS SW 6113 INTERACTIVE CREAM (BEIGE) AND TRIM SW 6385 DOVER WHITE (OFF WHITE) \$6900				
ZN-13-02-0653	02/12/2013	1310 SW 37 AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS SW 6113 INTERACTIVE CREAM (BEIGE) AND TRIM SW 6385 DOVER WHITE (OFF WHITE) \$6,900 @1306 SW 37 AVE	final	02/12/2013	03/20/2013	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).



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:	1306-10 Douglas Rd. Apartments - 8 units	Inspection Date:	4/22/2015
Address:	1306 Douglas Road	InspectionType:	Reinspection
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

FL NFPA 01 13
Floor 1

Electrical

11.1.7.6 Excerpt: Extension cords shall not be used as a substitute...

OK Violation cleared on 4/22/2015

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.

Company Representative:	Signature on file No Signature 4/22/2015 Signature on file
Inspector:	Leonard Veight 4/22/2015

CITY'S

EXHIBIT 6