



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/12/

Property Information	
Folio:	03-4108-005-0030
Property Address:	335 MADEIRA AVE Coral Gables, FL 33134-4274
Owner	R & R DEVELOPMENT GROUP LLC
Mailing Address	680 NE 105 LN ANTHONY, FL 32617 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	4 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	2,406 Sq Ft
Lot Size	6,050 Sq Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$423,500	\$393,250	\$272,250
Building Value	\$130,212	\$117,191	\$130,629
XF Value	\$605	\$492	\$501
Market Value	\$554,317	\$510,933	\$403,380
Assessed Value	\$376,888	\$342,626	\$325,840

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$177,429	\$168,307	\$77,540

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

Short Legal Description
8 54 41 CORAL GABLES SEC K REV PB 30-60 LOTS 6 & 7 BLK 1 COC 23361-4418 03 2005 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$376,888	\$342,626	\$325,840
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$554,317	\$510,933	\$403,380
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$376,888	\$342,626	\$325,840
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$376,888	\$342,626	\$325,840

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/03/2016	\$1,500,000	29986-4935	Qual on DOS, multi-parcel sale
04/19/2012	\$100	28118-3712	Corrective, tax or QCD; min consideration
03/01/2005	\$750,000	23361-4418	Sales which are qualified
07/01/2004	\$0	22581-0492	Sales which are disqualified as a result of examination of the deed

CITY'S

EXHIBIT

335 Madeira Avenue

<p><u>Owner</u> R&R Development Group, LLC 680 NE 105 Lane Anthony, FL 32617-2916</p>	<p><u>Owner (Registered Agent)</u> R&R Development Group, LLC c/o Thomas G. Sherman, P.A. Registered Agent 90 Almeria Ave Coral Gables, FL 33134-6170</p>
--	--

335 MADEIRA AVENUE





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-09-06-2919	06/19/2009	335 MADEIRA AVE	BOA COMPLETE (LESS THAN \$75,000)	DEMOLISH 1 STORY STRUCTURE @ REAR OF PROPERTY \$2500	final	06/26/2009	10/27/2015	0.00
AB-13-05-1130	05/17/2013	335 MADEIRA AVE	BOA COMPLETE (LESS THAN \$75,000)	REROOF CHANGING TO CLAY FOREVER ALTUSA S CLAY ROOF TILE FROM BORAL ROOFING BARCELONA 900 CONCRTE TILE \$1,500	final	05/17/2013	09/16/2013	76.13
AB-13-06-1554	06/24/2013	335 MADEIRA AVE	BOA COMPLETE (LESS THAN \$75,000)	*CANCELLED*EXTERIOR DEMO \$3,900	canceled	06/27/2013	04/19/2017	0.00
AB-16-04-6062	04/08/2016	335 MADEIRA AVE	BOA PRELIMINARY/MED BONUS/FINAL	**CANCELLED AS PER OWNER'S REQUEST***- *COM* REV#1 *FINAL* NEW 6 STORY MEDITERRANEAN STYLE BUILDING -INCLUDING 11 CONDOMINIUM UNITS *ALSO FOLIO 0341080050020 341 MADEIRA AVE* HW / CD / FB *POSTED 4.21.2016 SFT 22852	canceled	04/13/2016	04/19/2017	0.00
BL-09-07-1772	07/01/2009	335 MADEIRA AVE	DEMOLITION EXTERIOR	CANCELLED*** SEE BL-13-07-0062** DSEMOLISH 1 STORY STRUCTURE @ REAR OF PROPERTY \$2500	canceled		10/27/2015	0.00
BL-13-06-1226	06/19/2013	335 MADEIRA AVE	ROOF / LIGHT WEIGHT CONC	REPAIR ROOF TILES ONLY (CLAY FOREVER SPANISH S TERRACOTTA) \$1,500	final	06/21/2013	09/16/2013	0.00
BL-13-07-0062	07/01/2013	335 MADEIRA AVE	DEMOLITION EXTERIOR	EXTERIOR DEMO OF DETACHED STRUCTURE \$3,900	final	09/17/2013	12/06/2013	0.00
BL-13-12-1980	12/09/2013	335 MADEIRA AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF \$3,200 FLAT ONLY	final	12/11/2013	01/15/2014	0.00
BL-16-09-5173	09/01/2016	335 MADEIRA AVE	COMMERCIAL NEW	**CANCELLED AS PER OWNER'S REQUEST (SEE ATTACH) *** INCLUSIVE/ NEW 6 STORY THRESHOLD BUILDING , INCLUDING 11 CONDOMINIUM UNITS \$2,822,250 **PENDING APPROVAL OF PEER REVIEW FOR STRUCTURAL **	canceled		04/19/2017	0.00
CE-10-07-5413	07/30/2010	335 MADEIRA AVE	CODE ENF WARNING PROCESS	WT14122 SEC 5-1907 ZC (SNR) MAINTAINING A REAL ESTATE SIGN OVER 40 SQ INCHES.	final	07/30/2010	07/30/2010	0.00
CE-11-11-6204	11/22/2011	335 MADEIRA	CODE ENF TICKET PROCESS - NO	T41037 SEC 5-1907 ZONING CODE (SNR)	final	11/22/2011	12/15/2011	0.00

CITY'S EXHIBIT 2

		AVE	RUNNING FINE	MAINTAINING A REAL ESTATE SIGN OVER 40 SQUARE INCHES IN A RESIDENTIAL AREA. PREVIOUS WARNING ISSUED 7/30/2010					
CE-11-11-6564	11/30/2011	335 MADEIRA AVE	CODE ENF WARNING PROCESS	WT12914 SEC 5-1404 ZONING CODE (PAK) PARKING ON UNAPPROVED SURFACE - DIRT/ROCKS	final	11/30/2011	11/30/2011	0.00	
CE-11-11-6566	11/30/2011	335 MADEIRA AVE	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T41041 SEC 5-1907 ZONING CODE (SNR) MAINTAINING A REAL ESTATE SIGN OVER 40 SQ INCHES - PREVIOUSLY CITED 7/30/10 & 11/22/11	final	11/30/2011	12/15/2011	0.00	
CE-15-10-5570	10/23/2015	335 MADEIRA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/30/2015	10/30/2015	0.00	
CE-17-04-1558	04/11/2017	335 MADEIRA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/18/2017	04/18/2017	0.00	
DR-16-03-5886	03/09/2016	335 MADEIRA AVE	DEVELOPMENT REVIEW COMMITTEE	**CANCELLED AS PER OWNER'S REQUEST**VILLA MADEIRA. DRC LEVEL 2 APPLICATION FOR PERMITTED USE NEW CONSTRUCTION OF AN 11 UNIT MULTI-FAMILY BUILDING FOR THE PROPERTY LOCATED AT 335 - 341 MADEIRA AVE.	canceled	03/10/2016	04/19/2017	0.00	
EL-17-01-1218	01/27/2017	335 MADEIRA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	**CANCELLED AS PER OWNER'S REQUEST**ALL INCLUSIVE	canceled		04/19/2017	0.00	
FD-16-06-7819	06/27/2016	335 MADEIRA AVE	FIRE HYDRANT FLOW TEST	**CANCELLED AS PER OWNER'S REQUEST**FIRE HYDRANT FLOW TEST 6-27-16 PROJECT NAME - VILLA MADEIRA FLOW HYDRANT #09-18 @ 330 MADEIRA AVE	canceled		04/19/2017	0.00	
HI-15-12-6012	12/29/2015	335 MADEIRA AVE	LETTER OF HISTORIC SIGNIFICANCE	HISTORIC SIGNIFICANCE REQUEST - REISSUE	final	12/29/2015	12/29/2015	0.00	
ME-16-10-6552	10/17/2016	335 MADEIRA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	**CANCELLED AS PER OWNER'S REQUEST**INSTALL HVAC PER PLANS TO INCLUSIVE 6 STORY BUILDING.	canceled		04/19/2017	0.00	
RC-17-04-1578	04/11/2017	335 MADEIRA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1926) CONSTRUCTION REGULATION BOARD CASE #17-5961 AND UNSAFE STRUCTURES FEE	approved			980.63	
ZN-14-11-4390	11/18/2014	335 MADEIRA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN & PAINTING EXT WALLS - SW 6035 - GAUZY WHITE TRIM - OFF WHITE \$400	final	11/18/2014	12/30/2014	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).



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:	335 Madeira Ave. Apartments - 4 units	Inspection Date:	6/1/2016, 7/19/2016
Address:	335 Madeira Avenue	Inspection Type:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

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.
OK Violation cleared on 7/19/2016

Inspector Comments:

Posted notice of violation on front door. Picture taken 6-1-16.

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 valid only in mobile-eyes documents
6/1/2016 11:03:01 AM

CITY'S

EXHIBIT

3

No Signature
6/1/2016

Inspector:

Signature - COPIED SIGNATURE
 COPIED SIGNATURE - COPIED SI
 Signature - COPIED SIGNATURE
 Leonard Veight
 RE COPIED SIGNATURE - COPIE
 COPIED SIGNATURE - COPIED SI
 COPIED SIGNATURE - COPIED SI
 Signature - COPIED SIGNATURE - CO
 COPIED SIGNATURE - COPIED
 COPIED SIGNATURE - COPIED
 Signature - COPIED SIGNATURE
 Signature - COPIED SIGNATURE - COP
 Signature - COPIED SIGNATURE - COP
 Signature valid only in mobile-eyes documents

Leonard Veight
6/1/2016

Company
Representative:

Signature - COPIED SIGNATURE
 Signature - COPIED SIGNATURE
 Signature - COPIED SIGNATURE
 Signature - COPIED SIGNATURE
 Signature - COPIED SIGNATURE
 Signature - COPIED SIGNATURE - COPIE
 Signature valid only in mobile-eyes documents

No Signature
7/19/2016

Inspector:

Signature - COPIED SIGNATURE
 COPIED SIGNATURE - COPIED SI
 Signature - COPIED SIGNATURE
 Leonard Veight
 RE COPIED SIGNATURE - COPIE
 COPIED SIGNATURE - COPIED SI
 COPIED SIGNATURE - COPIED SI
 Signature - COPIED SIGNATURE - CO
 COPIED SIGNATURE - COPIED
 COPIED SIGNATURE - COPIED
 Signature - COPIED SIGNATURE
 Signature - COPIED SIGNATURE - COP
 Signature - COPIED SIGNATURE - COP
 Signature valid only in mobile-eyes documents

Leonard Veight
7/19/2016



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3932 5938 6647

R & R DEVELOPMENT GROUP LLC
C/O SHERMAN G THOMAS, P.A.
90 ALMERIA AVE
CORAL GABLES, FL 33134

RE: 335 MADIRA AVE, CORAL GABLES, FL
FOLIO # 03-4108-005-0030
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1926.

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. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

In the event repairs or modifications are found to be necessary resulting from the recertification inspection, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter for the owner to obtain the necessary permits and perform the repairs. Recertification will take place once a revised Report is submitted and all required permits are closed.

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification" from the following link: http://www.miamidade.gov/pa/property_recertification.asp The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Peter J. Iglesias, 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:
 R & R DEVELOPMENT GROUP LLC
 C/O SHERMAN G THOMAS, P.A.
 90 ALMERIA AVE
 CORAL GABLES, FL 33134



9590 9402 1194 5246 9264 45

2. Article Number (Transfer from service label)

9171082133393259386647

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 G. Sablan 4/28/16

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)	

2016 Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 17-5961

vs.

R & R DEVELOPMENT GROUP, LLC
680 N.E. 105th Lane
Anthony, Florida 32617-2916

Return receipt number:
91 7108 2133 3932 6150 7337

Respondent.

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

Date: April 28, 2017

Re: **335 Madeira Avenue**, Coral Gables, Florida 33134-4274, and legally described as Lots 6 & 7, Block 1, of CORAL GABLES SECTION K REV. according to the Plat thereof, as recorded in Plat Book 30, Page 60, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-005-0030 ("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 May 15, 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

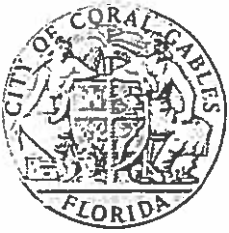
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 17-5961

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 335 MADEIRA AVE, ON 4-28-17
AT 1:00 AM.

EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

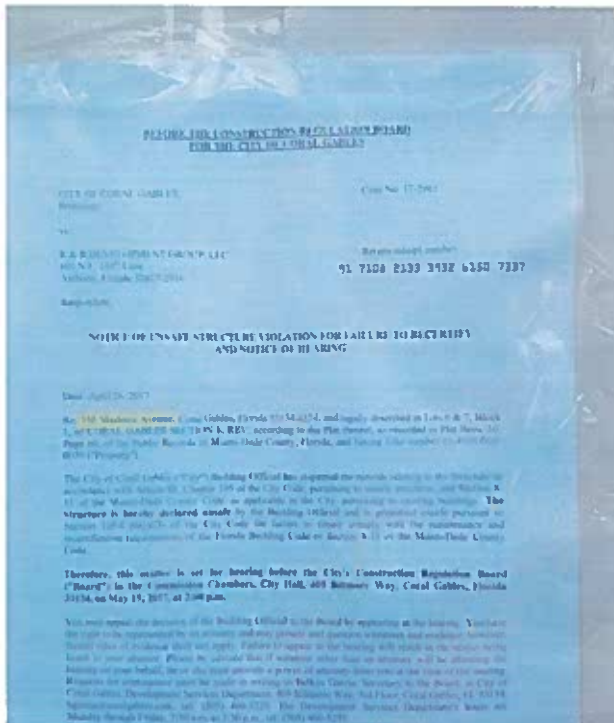
Sworn to (or affirmed) and subscribed before me this 28th day of April, in
the year 20 17, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

335 MADEIRA AVENUE



This instrument prepared by:
THOMAS L. HARRIS ESQ.
Thomas L. Harris, P.A.
9500 S. Dadeland Blvd., #600
Miami, FL 33156
Return To:
Union Title Services
90 Almeria Avenue
Coral Gables, FL 33134

Tax Folio Number: 03-4108-005-0020
03-4108-005-0030

WARRANTY DEED

THIS WARRANTY DEED made the 2 day of March, 2016, by and between **MADEIRA AVE, LLC**, a Florida limited liability company, whose address is 2125 West Okeechobee Road, Hialeah, FL 33010 ("Grantor") and **R&R DEVELOPMENT GROUP, LLC**, a Florida limited liability company ("Grantee"), whose mailing address is 680 NE 105 Lane, Anthony, FL 32617.

W I T N E S S E T H :

THAT, the Grantor, for and in consideration of the sum of TEN AND NO/00 DOLLARS (\$10.00) and other good and valuable considerations, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grant, bargain and sell to Grantee, its successors and assigns forever, the following described real property, located and situate in **Miami-Dade County, Florida**, to-wit:

Lots 4, 5, 6 and 7, Block 1, REVISED PLAT OF CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 30 at Page 60, of the Public Records of Miami-Dade County, Florida.

This conveyance is subject to the following:

1. Taxes for the year 2016, and subsequent years.
2. Conditions, restrictions, limitations, agreements and easements of record, if any; but this provision shall not operate to reimpose the same.
3. Zoning and other governmental regulations.

Page 2 of 3- Warranty Deed

The Grantor does hereby fully warrant the title to the real property hereby conveyed and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the date and year written beside her respective signature.

Witnesses:
limited

MADEIRA AVE, LLC, a Florida
Liability company

[Signature]
Print Name: Thomas L. Harris

By: [Signature]
JORGE DEL REY
Managing Member

[Signature]
Print Name: Walter F. Fraz

[Signature]
Print Name: Thomas L. Harris

By: [Signature]
JULIO DEL REY
Managing Member

[Signature]
Print Name: Walter F. Fraz

[Signature]
Print Name: Thomas L. Harris

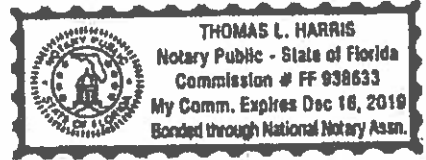
By: [Signature]
ROBERT HADDAD
Managing Member

[Signature]
Print Name: Walter F. Fraz

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2 day of March, 2016, by JORGE DEL REY, as Managing Member of Madeira Ave, LLC, a Florida limited liability company, who is personally known to me or who produced _____ as identification and did/did not take an oath.

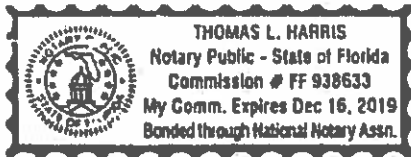


[Signature]
Notary Public State of FL

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2 day of August, 2016, by JULIO DEL REY, as Managing Member of MADEIRA AVE, LLC, a Florida limited liability company, who is personally known to me or who produced _____ as identification and did/did not take an oath.

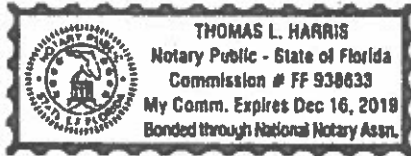


[Signature]
Notary Public State of FL

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2 day of August, 2016, by ROBERT HADDAD, as Managing Member of MADEIRA AVE, LLC, a Florida limited liability company, who is personally known to me or who produced _____ as identification and did/did not take an oath.



[Signature]
Notary Public State of FL

Detail by Entity Name

Florida Limited Liability Company
R&R DEVELOPMENT GROUP, LLC

Filing Information

Document Number L15000190713
FEI/EIN Number 32-0481832
Date Filed 11/10/2015
Effective Date 11/10/2015
State FL
Status ACTIVE

Principal Address

680 NE 105 LANE
ANTHONY, FL 32617

Mailing Address

680 NE 105 LANE
ANTHONY, FL 32617

Registered Agent Name & Address

THOMAS G. SHERMAN, P.A.
90 ALMERIA AVE.
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

REDONDO, JORGE
680 NE 105 LANE
ANTHONY, FL 32617

Annual Reports

Report Year	Filed Date
2016	04/28/2016

Document Images

04/28/2016 -- ANNUAL REPORT	View image in PDF format
11/10/2015 -- Florida Limited Liability	View image in PDF format