



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/13/2016

Property Information	
Folio:	03-4130-010-0070
Property Address:	1586 S DIXIE HWY Coral Gables, FL 33146-3001
Owner	DUNVEGAN1 LLC
Mailing Address	1260 MENDAVIA AVENUE CORAL GABLES, FL 33146 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,879 Sq.Ft
Lot Size	10,005 Sq.Ft
Year Built	1976



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,000,500	\$1,000,500	\$880,440
Building Value	\$151,269	\$10,000	\$29,324
XF Value	\$39,022	\$0	\$0
Market Value	\$1,190,791	\$1,010,500	\$909,764
Assessed Value	\$1,100,814	\$1,000,740	\$909,764

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$89,977	\$9,760	

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

Short Legal Description
C GAB RIV SEC REPLAT OF BLK 199
PB 53-97
TRS I & J
LOT SIZE 10005 SQ FT
OR 18408-1884 1198 4

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,100,814	\$1,000,740	\$909,764
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,190,791	\$1,010,500	\$909,764
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,100,814	\$1,000,740	\$909,764
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,100,814	\$1,000,740	\$909,764

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/21/2012	\$250,000	28188-0222	Corrective, tax or QCD; min consideration
06/14/2012	\$0	28188-0224	Corrective, tax or QCD; min consideration
02/01/2008	\$0	26215-2852	Sales which are disqualified as a result of examination of the deed
11/01/1998	\$0	18408-1884	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>

Version:

CITY'S
EXHIBIT 1



1586 S. Dixie Hwy

service list – 1586 S. Dixie Highway

<p><u>Owner</u> Dunvegan1, LLC 1260 Mendavia Avenue Coral Gables, FL 33146-1115</p> <p>Return receipt number:</p>	<p><u>Owner (Registered Agent)</u> Dunvegan1, LLC c/o Valencia Registered Services, LLC Registered Agent 75 Valencia Avenue, Suite 400 Coral Gables, FL 33134-6132</p> <p>Return receipt number:</p>
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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-09-10-2957	10/16/2009	1586 S DIXIE HWY	BOA COMPLETE (LESS THAN \$75,000)	SIGN "SWENSEN'S RESTAURANT & ICE CREAM PARLOR" @ REAR OF PROPERTY \$1300	issued	10/16/2009		0.00
BL-10-01-3468	01/21/2010	1586 S DIXIE HWY	SIGNS	ILLUMINATED SIGN "SWENSEN'S RESTAURANT & ICE CREAM PARLOR" @ REAR OF PROPERTY \$1300	stop work	05/27/2010		0.00
BL-15-08-4616	08/13/2015	1586 S DIXIE HWY	INTERIOR ALTERATION ONLY	COMM INTER RENOVATIONS- BATHROOMS \$1,600	final	08/31/2015	10/13/2015	0.00
CE-12-05-8957	05/24/2012	1586 S DIXIE HWY	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/24/2012	05/24/2012	0.00
EL-10-01-3469	01/21/2010	1586 S DIXIE HWY	ELEC SIGNS	ILLUMINATED SIGN "SWENSEN'S RESTAURANT & ICE CREAM PARLOR" @ REAR OF PROPERTY \$1300	pending			0.00
PL-15-06-5580	06/19/2015	1586 S DIXIE HWY	PLUMB COMMERCIAL / RESIDENTIAL WORK		canceled		08/21/2015	0.00
PL-15-08-4875	08/19/2015	1586 S DIXIE HWY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATIONS- BATHROOM **SWENSONS RESTAURANT***	final	08/31/2015	10/07/2015	0.00
PS-13-08-0196	08/05/2013	1586 S DIXIE HWY	TREE REMOVAL/RELOCATION	REMOVAL OF TREE IN NE CORNER OF LOT BEHIND SWENSENS AS PER PLAN	final	08/12/2013	08/12/2013	0.00
PU-14-06-2706	06/11/2014	1586 S DIXIE HWY	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 24458B	final	06/11/2014	06/11/2014	0.00
PU-14-06-3898	06/24/2014	1586 S DIXIE HWY	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 24458	final	06/25/2014	06/25/2014	0.00

CITY'S
EXHIBIT 2

		HWY				
RC-16-11-7689	11/28/2016	1586 S DIXIE HWY	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5600 AND UNSAFE STRUCTURES FEE	approved	980.63

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



City 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:	Swensens	Inspection Date:	3/30/2016, 4/21/2016
Address:	1586 South Dixie Highway	InspectionType:	Notice Of Violation
City:	Coral Gables	Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	4300

FL NFPA 01 13
Floor 1

Fire extinguishers

13.6.9.3.1.1.1 Excerpt: Fire extinguishers shall be subjected to maintenance at intervals...

Fire extinguishers shall be subjected to maintenance at intervals of not more than 1 year, at the time of hydrostatic test, or when specifically indicated by an inspection or electronic notification. [10:7.3 1.1.1]

***** K TYPE EXTINGUISHER (KITCHEN) IS EXPIRED - - - - NEEDS TO BE CERTIFIED EVERY YEAR**

OK Violation cleared on 4/21/2016

NFPA 17A-09
Floor 1

Range hood suppression (WET)

7.3.3.1 Failure to maintain range hood fire suppression system (WET SYSTEMS)

Maintenance shall include the following: (1) A check to see that the hazard has not changed(2) An examination of all detectors, the expellant gas container(s), the agent container(s), releasing devices, piping, hose assemblies, nozzles, signals, all auxiliary equipment, and the liquid level of all nonpressurized wet chemical containers(3) Verification that the agent distribution piping is not obstructed*

***** HOOD FIRE SUPPRESSION WAS LAST INSPECTED AND TESTED ON 2013 MUST HAVE SYSTEM TEST AND INSPECTED IMMEDIATELY ******

OK Violation cleared on 4/21/2016

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

CITY'S
EXHIBIT 3

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:

Saud Rai
52589
4/21/2016 12:51:35 PM

Signature valid only in mobile-eyes documents

Saud Rai
4/21/2016

Inspector:

Madelaine Mendez
4/21/2016 12:51:35 PM

Signature valid only in mobile-eyes documents

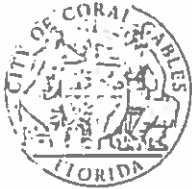
Madelaine Mendez
4/21/2016

Inspector:

Madelaine Mendez
2589
3/30/2016 8:08:59 AM

Signature valid only in mobile-eyes documents

Madelaine Mendez
3/30/2016



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 3931 9002 7005

DUNVEGANI LLC
CO VALLENCIA REGISTERED SERVICES LLC
75 VALLENCIA AVE #400
CORAL GABLES, FL 33134

RE: 1586 S DIXIE HWY, CORAL GABLES, FL
FOLIO # 03-4130-010-0070
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 1976.

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

EXHIBIT

Composite
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:

DUNVEGANI LLC
C/O VALENCIA REGISTERED SERVICES LLC
75 VALENCIA AVE #400
CORAL GABLES, FL 33134



9590 9402 1194 5246 9254 55

2. Article Number (Transfer from service label)

91-7108-2133-3931-9002-7005

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/28/16

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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

2016 Receipt

Domestic Return Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5600

vs.

DUNVEGAN I, LLC
1260 Mendavia Avenue
Coral Gables, Florida 33146-1115

Return receipt number:

91 7108 2133 3932 7093 3639

Respondent.

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

Date: December 20, 2016

Re: **1586 S. Dixie Highway**, Coral Gables, Florida 33146-3001 and legally described as Lot size 10005 sq ft or 18408-1884 1198 4, Replat of Block 199, of CORAL GABLES RIVIERA SECTION, according to the Plat thereof, as recorded in Plat Book 53, Page 97, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-010-0070 ("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 January 9, 2017, at 2:00 p.m.

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

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

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

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

C:

Dunvegan I, LLC, c/o Valencia Registered Services, LLC, 75 Valencia Avenue, Suite 400, Coral Gables, Florida 33134-6132



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5600

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1586 S. Dixie, ON 12-20-16
AT 11:00am Highway

JOSE PAZ
Employee's Printed Name


Employee's Signature

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

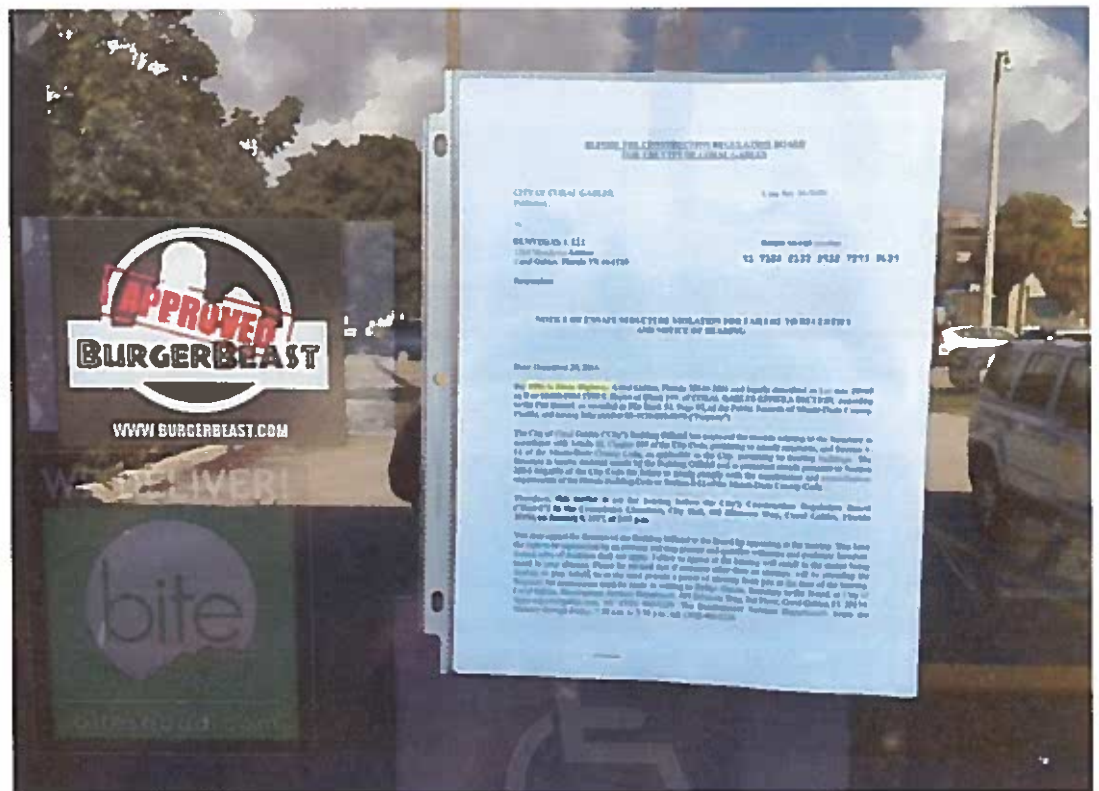
Sworn to (or affirmed) and subscribed before me this 20th day of December in
the year 20 16, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1586 South Dixie Highway



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5600

vs.

DUNVEGAN 1, LLC
1260 Mendavia Avenue
Coral Gables, Florida 33146-1115

Return receipt number:

91 7108 2133 3932 7093 3844

Respondent.

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

Date: January 23, 2017

Re: **1586 S. Dixie Highway**, Coral Gables, Florida 33146-3001 and legally described as Lot size 10005 sq ft or 18408-1884 1198 4, Replat of Block 199, of CORAL GABLES RIVIERA SECTION, according to the Plat thereof, as recorded in Plat Book 53, Page 97, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-010-0070 ("Property").

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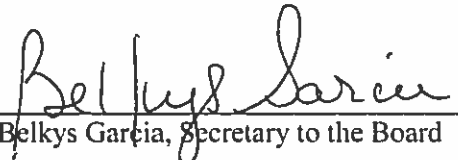
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on February 6, 2017, at 2:00 p.m.

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.

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Belkys Garcia, Secretary to the Board

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C:

Dunvegan I, LLC, c/o Valencia Registered Services, LLC, 75 Valencia Avenue, Suite 400, Coral Gables, Florida 33134-6132



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 16-5600

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1586 S. Dixie, ON 1-23-17
AT 10:40am highway.

JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

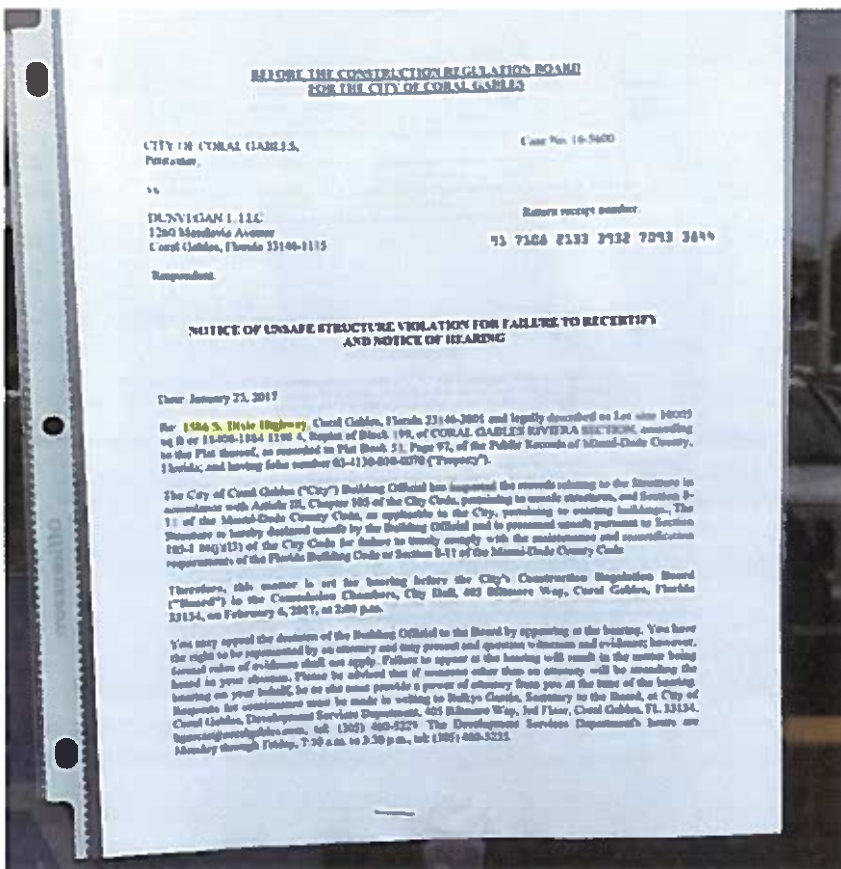
Sworn to (or affirmed) and subscribed before me this 23rd day of January, in
the year 20 17, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1586 S. DIXIE HIGHWAY



Garcia, Belkys

From: Garcia, Belkys
Sent: Wednesday, December 28, 2016 9:50 AM
To: 'teamsabia@bellsouth.net'
Cc: Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia
Subject: RE: CRB - 1586 S Dixie Highway Case #16-5600 - Continuance - Correction

Correction - the Case has been continued to the *February 6, 2017* Board hearing.

Thank you,

Belkys Garcia

City of Coral Gables
Development Services Department
Building Division
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: (305) 460-5229



Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Garcia, Belkys
Sent: Wednesday, December 28, 2016 9:49 AM
To: 'teamsabia@bellsouth.net'
Cc: Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia
Subject: CRB - 1586 S Dixie Highway Case #16-5600 - Continuance

Mr. Sabia,

Per our telephone conversation, your request for an administrative continuance to the February 9, 2017 Construction Regulation Board hearing for the above Subject Case No. has been granted by the Building Official. At the January 9, 2017 hearing I will inform the Board members your Case has been continued.

Thank you,

Belkys Garcia

City of Coral Gables
Development Services Department
Building Division

405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: (305) 460-5229



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CFN 2012R0496272
 DR Bk 28188 Pgs 0224 - 227; (4pgs)
 RECORDED 07/16/2012 09:42:09
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

PROPERTY APPRAISER'S
 PARCEL IDENTIFICATION NO: 03-4130-010-0070

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 14 day of June, 2012, by Hazel G. McLeod, as Trustee of the Hazel G. McLeod Trust No. 1, dated November 19, 1998, Hazel G. McLeod, William D. McLeod and Nancy McLeod Sabia, as Trustees of the William D. McLeod Trust, Hazel G. McLeod, William D. McLeod and Nancy McLeod Sabia, as Trustees of the Nancy McLeod Sabia Trust, whose address is 1260 Mendavia Ave, Coral Gables, Fl 33146 (hereinafter, the "Grantor") to DunveganI, LLC, a Florida limited liability company, whose address is 1260 Mendavia Avenue, Coral Gables, Florida 33146 (hereinafter, the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of love and affection, does hereby remise, release, convey and quit-claim unto the Grantee, its successor and assigns forever, of all the right, title, interest, claim and demand which the Grantor has in and to the following described land situated, lying and being in the County of MIAMI-DADE and State of Florida, to wit:

Lot "I" and "J" of Replat Portion of Block 199, CORAL GABLES RIVIERA SECTION, PART 14, according to the map or plat thereof as recorded in Plat Book 53, Page 97, Public Records of Miami-Dade County, Florida.

The real property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantors. Neither the Grantors nor Grantor's spouse nor any member of Grantor's family have ever resided on the above described real property or on any property adjoining or contiguous to the above described real property.

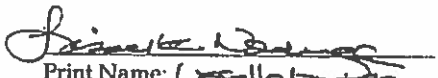
TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, the Grantors have signed and sealed this instrument on the day and year first above written.

Signed in the presence of us:


 Print Name: JORGE OREN

Hazel G. McLeod
 Hazel G. McLeod, individually and as Trustee of the Hazel G. McLeod Trust No. 1, dated November 19, 1998


 Print Name: Lissette Torres

THIS TRANSFER FROM GRANTOR IS TO THEIR WHOLLY OWNED LIMITED LIABILITY COMPANY AND IS EXEMPT FROM DOCUMENTARY STAMP TAX UNDER CRESCENT MIAMI CENTER, LLC v. FLORIDA DEPARTMENT OF REVENUE, 903 So.2d 913 (Fla.2005)

William D. McLeod Trust

[Signature]
Print Name: JORGE OTERO

By: Hazel G. McLeod
Hazel G. McLeod, individually and as Trustee

[Signature]
Print Name: Lissette Lopez

By: Nancy McLeod Sabia
Nancy McLeod Sabia, individually and as Trustee

Witnesses:
[Signature]
Print Name: Robert J. Black

By: [Signature]
William D. McLeod, individually and as Trustee

[Signature]
Print Name: Kathryn M. Kennedy

Nancy McLeod Sabia Trust

[Signature]
Print Name: JORGE OTERO

By: Hazel G. McLeod
Hazel G. McLeod, individually and as Trustee

[Signature]
Print Name: Lissette Lopez

By: Nancy McLeod Sabia
Nancy McLeod Sabia, individually and as Trustee

Witnesses:
[Signature]
Print Name: Robert J. Black

By: [Signature]
William D. McLeod, individually and as Trustee

[Signature]
Print Name: Kathryn M. Kennedy

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

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 14 day of June, 2012, by Hazel G. McLeod, individually and as Trustee of the Hazel G. McLeod Trust No. 1, dated November 19, 1998, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

My Commission Expires:

[Signature]
NOTARY PUBLIC
(Print Name)
Commission Number JORGE E. OTERO

MY COMMISSION # EE034329
EXPIRES November 05, 2014
FloridaNotaryService.com
(407) 388-0183

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

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 14 day of June, 2012, by Hazel G. McLeod, individually and as Trustee of the William D. McLeod Trust , who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

My Commission Expires:

[Signature]
NOTARY PUBLIC
(Print Name)
Commission Number JORGE E. OTERO

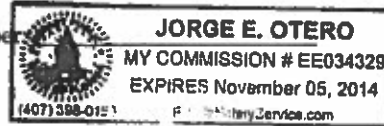
MY COMMISSION # EE034329
EXPIRES November 05, 2014
FloridaNotaryService.com
(407) 388-0183

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

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 14 day of June, 2012, by Hazel G. McLeod, individually and as Trustee of the Nancy McLeod Sabia Trust, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

My Commission Expires:

Jorge E. Otero
NOTARY PUBLIC
(Print Name)
Commission Number: _____

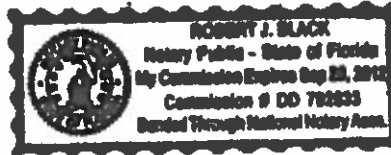


STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 15 day of June, 2012, by William D. McLeod, individually and as Trustee of the William D. McLeod Trust, who is personally known to me or who has produced Fla. Drivers License as identification and who did (did not) take an oath.

My Commission Expires:

For - Paul
NOTARY PUBLIC
(Print Name)
Commission Number: _____

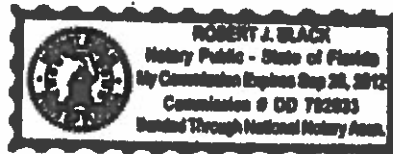


STATE OF FLORIDA)
) SS:
COUNTY OF Miami - Dade)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 15 day of June, 2012, by William D. McLeod, individually and as Trustee of the Nancy McLeod Sabia Trust, who is personally known to me or who has produced Fla Drivers License as identification and who did (did not) take an oath.

My Commission Expires:

For - Paul
NOTARY PUBLIC
(Print Name)
Commission Number: _____



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

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 14 day of June, 2012, by Nancy McLeod Sabia, individually and as Trustee of the William D. McLeod Trust, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

My Commission Expires:


Jorge E. Otero
NOTARY PUBLIC
(Print Name)
Commission Number: _____



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

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 14 day of June, 2012, by Nancy McLeod Sabia, individually and as Trustee of the Nancy McLeod Sabia Trust, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

My Commission Expires:



NOTARY PUBLIC
(Print Name)
Commission Number _____



THIS INSTRUMENT PREPARED BY:
Jorge E. Otero, Esq.
Jorge E. Otero & Associates, P.A.
75 Valencia Avenue, Suite 200
Coral Gables, FL 33134



DIVISION of
CORPORATIONS
an official State of Florida website

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Detail by Entity Name

Florida Limited Liability Company
DUNVEGAN1, LLC

Filing Information

Document Number	L12000070974
FEI/EIN Number	45-5403721
Date Filed	05/25/2012
Effective Date	05/25/2012
State	FL
Status	ACTIVE

Principal Address

1260 MENDAVIA AVENUE
CORAL GABLES, FL 33146

Mailing Address

1260 MENDAVIA AVENUE
CORAL GABLES, FL 33146

Registered Agent Name & Address

Valencia Registered Services, LLC
75 VALENCIA AVENUE
SUITE 400
CORAL GABLES, FL 33134

Name Changed: 03/16/2016

Address Changed: 03/21/2013

Authorized Person(s) Detail

Name & Address

Title MGR

SABIA, LOUIS
1260 MENDAVIA AVENUE

CORAL GABLES, FL 33146

Title MGR

SABIA, NANCY
1260 MENDEAVIA AVENUE
CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2014	02/12/2014
2015	01/28/2015
2016	03/16/2016

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02/12/2014 -- ANNUAL REPORT	View image in PDF format
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05/25/2012 -- Florida Limited Liability	View image in PDF format