



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/13/2018

Property Information	
Folio:	03-4117-005-8170
Property Address:	255 UNIVERSITY DR Coral Gables, FL 33134-6732
Owner	WYNWOOD GATEWAY BUILDING LLC
Mailing Address	301 NW 36 ST A MIAMI, FL 33127 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	11,682 Sq.Ft
Lot Size	8,925 Sq.Ft
Year Built	1958



Assessment Information			
Year	2018	2017	2016
Land Value	\$1,785,000	\$1,115,625	\$1,079,925
Building Value	\$665,000	\$1,334,375	\$1,188,075
XF Value	\$0	\$0	\$0
Market Value	\$2,450,000	\$2,450,000	\$2,268,000
Assessed Value	\$2,450,000	\$2,450,000	\$2,268,000

Benefits Information				
Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
C GABLES CRAFTS SEC PB 10-40
BEG 50.51FT E OF NW COR BLK 35 E
86.941FT S77.56FT SWLY 101.22FT N
127.5FT TO POB
LOT SIZE 8960 SQUARE FEET

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,450,000	\$2,450,000	\$2,268,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,450,000	\$2,450,000	\$2,268,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,450,000	\$2,450,000	\$2,268,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,450,000	\$2,450,000	\$2,268,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/27/2015	\$2,800,000	29595-1692	Qual by exam of deed
03/01/2005	\$3,400,000	23392-3594	Sales which are qualified
04/01/2002	\$2,150,000	20389-2240	Sales which are qualified
05/01/1995	\$570,000	16781-1286	Sales which are qualified

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

255 University Drive

<u>Owner (Registered Agent)</u> Wynwood Gateway Building LLC Lord Toussaint 1871 NW North River Dr Miami, FL 33125-2218	<u>Mortgagee (FDIC address)</u> Florida Community Bank, N.A., as successor to Great Florida Bank 2500 Weston Road Suite 300 Weston, FL 33331-3617
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255 UNIVERSITY DRIVE





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-17-11-1610	11/13/2017	255 UNIVERSITY DR	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL*RESUBMITTAL* SIGNS(2) EL ENCANTO MEDICAL CENTER \$1190	issued	11/13/2017		0.00
BL-09-08-1675	08/06/2009	255 UNIVERSITY DR	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (112.5 SF) \$3,500 EXPANDED SCOPE OF WORK COVERED IN ZN09071873	final	08/12/2009	09/17/2009	0.00
BL-12-01-6262	01/09/2012	255 UNIVERSITY DR	ROOF / LIGHT WEIGHT CONC	PARTIAL RE ROOF \$4,780 FLAT ONLY	final	01/13/2012	01/20/2012	0.00
BL-17-12-2118	12/26/2017	255 UNIVERSITY DR	SIGNS	* SIGNS(2) EL ENCANTO MEDICAL CENTER \$1,190	issued	02/12/2018		0.00
CE-15-04-4233	04/08/2015	255 UNIVERSITY DR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/13/2015	04/13/2015	0.00
CE-15-04-4678	04/15/2015	255 UNIVERSITY DR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/20/2015	04/20/2015	0.00
EL-09-08-2717	08/24/2009	255 UNIVERSITY DR	ELEC COMMERCIAL / RESIDENTIAL WORK	DF&F - INSTALL LIGHT FIXTURES & WIRING OUTLETS FOR THE COMMERCIAL INTERIOR ALTERATIONS	final	08/24/2009	09/10/2009	0.00
EL-17-12-2170	12/27/2017	255 UNIVERSITY DR	ELEC COMMERCIAL / RESIDENTIAL WORK	* SIGNS(2) EL ENCANTO MEDICAL CENTER	final	02/13/2018	06/28/2018	0.00
ME-09-09-1731	09/04/2009	255 UNIVERSITY DR	MECH COMMERCIAL / RESIDENTIAL WORK	DF&F - INSTALL A/C DUCT WORK FOR THE COMMERCIAL INTERIOR ALTERATIONS	final	09/08/2009	09/09/2009	0.00
PS-10-04-4422	04/20/2010	255 UNIVERSITY DR	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE ONE DEAD COCONUT	final	04/20/2010	04/20/2010	0.00
PU-13-02-1046	02/20/2013	255 UNIVERSITY DR	PUBLIC RECORDS SEARCH	BUILDING LETTER FROM MANNY LOPEZ	final	02/20/2013	02/20/2013	0.00
RC-18-11-3869	11/30/2018	255 UNIVERSITY DR	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE # 18-71 AND UNSAFE STRUCTURES FEE	approved			980.63
RV-12-01-6992	01/19/2012	255 UNIVERSITY DR	REVISION TO PERMIT	REVISION-CHANGE IN DECK TYPE FROM WOOD TO CONCRETE	final	01/20/2012	01/20/2012	0.00
ZN-09-07-1873	07/02/2009	255 UNIVERSITY DR	PAINT / RESURFACE FL / CLEAN	INT PAINT & REMOVE INT DOORS \$2,500 SCOPE OF WORK EXPANDED TO COMM INTER ALTER IN BL09081675	final	07/02/2009	09/17/2009	0.00
ZN-09-07-1930	07/06/2009	255 UNIVERSITY DR	DUMPSTER / CONTAINER	DUMPSTER	final	07/06/2009	07/06/2009	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'S

EXHIBIT

2



City of Coral Gables Fire Department

Fire Prevention Division


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

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

Occupant Name:	El Encanto Medical Center	Inspection Date:	9/11/2018
Address:	255 University Drive Coral Gables	Inspection Type:	Business (Annual Fire Inspection)
		Inspected By:	Ricardo Legra 305-460-5561 fireprevention@coralgables.com
Suite:	1 FL	Occ. Sq. Ft.:	5287
		Occupant Number:	230859

No violations noted at this time.

Company
Representative:


 VERONICA MARINO
 9/11/2018 3:06:32 PM
 Signature valid only in mobile-eyes documents

VERONICA MARINO
9/11/2018

CITY'S

EXHIBIT

3



City of Coral Gables Fire Department

Fire Prevention Division

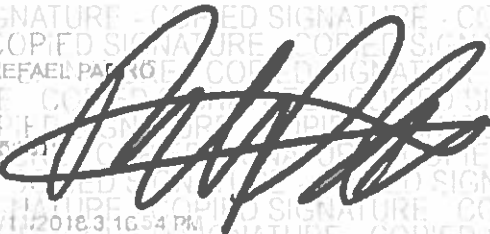
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

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:	Mind & Soul Therapy	Inspection Date:	9/11/2018
Address:	255 University Drive Coral Gables	InspectionType:	Business (Annual Fire Inspection)
		Inspected By:	Ricardo Legra 305-460-5561 fireprevention@coralgables.com
Suite:	2 FL	Occ. Sq. Ft.:	5145
		Occupant Number:	232455

No violations noted at this time.


Company Representative:



9/11/2018 3:16:54 PM
Signature valid only in mobile-eyes documents

REFAEL PADRO
9/11/2018

Inspector:



9/11/2018 3:16:54 PM
Signature valid only in mobile-eyes documents

Ricardo Legra (A)
9/11/2018



The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

91 7108 2133 3932 5889 0633

WYNWOOD GATEWAY BUILDING LLC
301 NW 36 ST A
MIAMI, FL 33127

RE: 255 UNIVERSITY DR
FOLIO # 0341170058170
Recertification of Building 40 Years or Older

To whom it may concern:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1958. 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. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <http://www.miamidade.gov/pa/propertyrecertification.asp>. **The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.**

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

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

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S Composite
EXHIBIT 4

ALERT: ALL USPS® RETAIL LOCATIONS WILL BE CLOSED ON WED., DEC. 5 TO HON...

USPS Tracking® FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Track Another Package +

Tracking Number: 9171082133393258890633

Remove X

USPS was unable to deliver your item as of 1:31 pm on March 9, 2018 in MIAMI, FL 33127. The address may be incorrect, incomplete, or illegible.

Alert

March 9, 2018 at 1:31 pm
Unable to deliver item, problem with address
MIAMI, FL 33127

Feedback

Tracking History



March 9, 2018, 1:31 pm

Unable to deliver item, problem with address
MIAMI, FL 33127

USPS was unable to deliver your item as of 1:31 pm on March 9, 2018 in MIAMI, FL 33127. The address may be incorrect, incomplete, or illegible.

March 9, 2018

In Transit to Next Facility

March 8, 2018, 4:00 pm

Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

March 7, 2018, 9:47 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Feedback

The easiest tracking number is the one you don't have to know.

With Informed Delivery®, you never have to type in another tracking number. Sign up to:



The City of Coral Gables

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

June 6, 2018

WYNWOOD GATEWAY BUILDING LLC
301 NW 36 ST A
MIAMI, FL 33127

RE: 255 UNIVERSITY DR
FOLIO # 0341170058170
Recertification of Building 40 Years or Older -- **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the structure has been deemed unsafe due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit a completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

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



The City of Coral Gables

Development Services Department July 10, 2018
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

WYNWOOD GATEWAY BUILDING LLC
301 NW 36 ST A
MIAMI, FL 33127

RE: Recertification of Building 40 Years or Older – **FINAL NOTICE**
255 UNIVERSITY DR
Folio # 0341170058170

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f), A Second Notice, dated and mailed June 6, 2018, informed you it was necessary to submit a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets (or does not meet) the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board") and a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-8171

vs.

WYNWOOD GATEWAY BUILDING LLC
Lord Toussaint
1871 N.W. North River Drive
Miami, Florida 33125-2218

Return receipt number:

7018 0680 0001 3977 3071

Respondent.

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

Date: December 18, 2018

Re: **255 University Drive**, Coral Gables, Florida 33134-6732 and legally described as beg 50.51ft E of NW cor, Block 35 E 86-941ft S77.56ft SWLY 101.22ft N 127.5ft to pob. of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-8170 ("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.

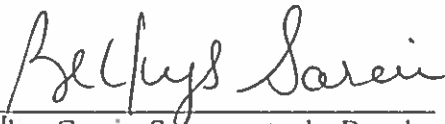
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on January 14, 2019, at 2:00 p.m.

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.

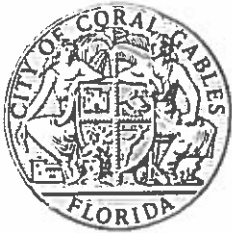
Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record 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:

Florida Community Bank, N.A., 2500 Weston Road, Suite 300, Weston, Florida 33331-3617



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-8171

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

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 255 UNIVERSITY DRIVE. ON DECEMBER 18, 2018
AT 9:45 am.

Claudio Ramos
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 18th day of December, in
the year 2018, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

255 UNIVERSITY DRIVE





CFN 2015R0272165
 DR Bk 29595 Pgs 1692 - 1693; (2pgs)
 RECORDED 04/29/2015 09:39:36
 DEED DOC TAX 16,800.00
 SURTAX 12,600.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by:
 Fernando S. Aran, Esq.
 President
 Aran Correa Guarch & Shapiro, P.A.
 255 University Drive
 Coral Gables, FL 33134
 305-665-3400
 File Number: ACGG-Wynwood

Parcel Identification No. 03-4117-005-8170

Return to:
 Gary R. Marlin, Esq.
 M.S. Marlin, P.A.
 250 Catalonia Avenue
 Suite 304
 Coral Gables, FL 33134

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 27 day of April, 2015 between ACGG at 255, LLC, a Florida limited liability company whose post office address is 255 University Drive, Coral Gables, FL 33134 of the County of Miami-Dade, State of Florida, grantor*, and Wynwood Gateway Building, LLC, a Florida limited liability whose post office address is 301 NW 36 Street, Suite A, Miami, FL 33127 of the County of Miami-Dade, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

A portion of lots 1, 2, 3, and 4, in Block 35, of CORAL GABLES, CRAFTS SECTION, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida, said portion being more particularly described as follows:

From the intersection of the Northerly and Westerly line of Block 35, CORAL GABLES, CRAFTS SECTION, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida run Easterly along the Northerly line of said Block 35, and extension thereof, a distance of 50.51 feet to a POINT OF BEGINNING; from said point of beginning continue Easterly along the Northerly line of said Block 35, a distance of 87.01 feet to a point; thence run Southerly along a line parallel to the Westerly line of said Block 35; a distance of 77.65 feet more or less to a point on the Southeasterly line of said Block 35; Thence run Southwesterly along the Southeasterly line of said Block 35, a distance of 101.22 feet to a point; thence run Northerly along a line parallel to the Westerly line of said block 35, a distance of 127.50 feet to the POINT OF BEGINNING.

Subject to:

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable; and
2. Any and all conditions, covenants, restrictions, easements, limitations and easements of record, if any, without reimposing same; and any and all applicable zoning ordinances and laws.

Together with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and To Hold, the same in fee simple forever.

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

DoubleTimee

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

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

Signed, sealed and delivered in our presence:

ACGG at 255, LLC, a Florida limited liability company

By: ACGG, Inc., a Florida corporation, its Manager

By: [Signature]
Oscar A. Garcia, President

(Corporate Seal)

[Signature]
Witness Name: C. Herrera

[Signature]
Witness Name: Ines Corvojal

State of Florida
County of Miami-Dade

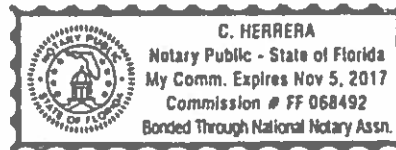
The foregoing instrument was acknowledged before me this 27 day of April, 2015 by Oscar A. Garcia, President of ACGG, Inc., a Florida corporation, the manager of ACGG at 255, LLC. He is personally known to me or has produced _____ as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: C. Herrera

My Commission Expires: _____





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

Detail by Entity Name

Florida Limited Liability Company
WYNWOOD GATEWAY BUILDING LLC

Filing Information

Document Number L13000170743
FE/EIN Number 47-3148389
Date Filed 12/10/2013
State FL
Status ACTIVE

Principal Address

1871 NW NORTH RIVER DR
MIAMI, FL 33125

Changed: 04/22/2015

Mailing Address

1871 NW NORTH RIVER DR
MIAMI, FL 33125

Changed: 04/22/2015

Registered Agent Name & Address

TOUSSAINT, LORD
1871 NW NORTH RIVER DR
MIAMI, FL 33125

Address Changed: 04/22/2015

Authorized Person(s) Detail

Name & Address

Title MGRM

TOUSSAINT, LORD
1871 NW NORTH RIVER DR
MIAMI, FL 33125

MIAMI, FL 33125

Annual Reports

Report Year	Filed Date
2016	04/29/2016
2017	04/26/2017
2018	04/30/2018

Document Images

04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
12/10/2013 -- Florida Limited Liability	View image in PDF format



CFN 2005R0514954
 DR Bk 23392 Pgs 3597 - 3618 (22pgs)
 RECORDED 05/20/2005 08:24:31
 MTG DOC TAX 10,150.00
 INTANG TAX 5,800.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

RECORD AND RETURN TO:
 This Instrument Prepared by:
 Carlos J. Arboleya, Jr., P.A.
 2550 South Dixie Highway
 Coconut Grove, Florida 33133

Loan No.:

**FLORIDA REAL ESTATE MORTGAGE
 ASSIGNMENT OF LEASES AND RENTS,
 AND SECURITY AGREEMENT**

THIS MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT, (the "Mortgage"), is made and entered into as of the 11th day of March, 2005, ACGG at 255, LLC, a Florida Limited Liability Company, (the "Mortgagor"), whose address is 710 South Dixie Highway, Coral Gables, FL 33146, and Great Florida Bank, a State Banking Corporation, (the "Mortgagee"), having offices at 15050 N.W. 79th Court, Suite 200, Miami Lakes, FL 33016;

WITNESSETH:

WHEREAS, Mortgagor is justly and lawfully indebted to Mortgagee in the sum of Two Million Nine Hundred Thousand and 00/100 (\$2,900,000.00) Dollars, (the "Loan"), as evidenced by one certain promissory note executed by Mortgagor payable to the order of Mortgagee, (the "Note"), bearing the same date as this Mortgage and to be paid according to its terms; and

WHEREAS, Mortgagor and all makers, endorsers, sureties, guarantors, accommodation parties and all persons liable or to become liable with respect to the Loan are each included in the term "Obligor" as used in this Mortgage;

NOW, THEREFORE, to secure the payment of the Loan and such future or additional advances as may be made by Mortgagee, at its option and for any purpose, to Mortgagor or Mortgagor's permitted successor(s) in title, provided that all those advances are to be made within twenty (20) years from the date of this Mortgage (the total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed twice the original principal amount of the Loan, plus interest and any disbursements made for the payment of taxes, levies or insurance on the property covered by the lien of this Mortgage with interest on those disbursements), and to secure the full and faithful performance of the covenants and agreements contained in the Note, this Mortgage and all other instruments and documents executed in connection with the Loan by Mortgagor and/or any other Obligor. (the "Loan Documents"), Mortgagor hereby grants, bargains, sells, conveys, assigns, transfers, mortgages, pledges, delivers, sets over, warrants and confirms to Mortgagee, and grants Mortgagee a security interest in:

LAW OFFICES OF
CARLOS J. ARBOLEYA, JR., P.A.
 2550 SOUTH DIXIE HIGHWAY • COCONUT GROVE, FLORIDA 33133
 TELEPHONE: (305) 886-0076 • FACSIMILE: (305) 886-0101 • e-mail: carlos@arboleya.net

22

MORTGAGOR HAS BEEN REPRESENTED BY AN ATTORNEY OR HAS HAD AN OPPORTUNITY TO CONSULT WITH AN ATTORNEY IN CONNECTION WITH THIS JURY TRIAL WAIVER AND UNDERSTANDS THE LEGAL EFFECT OF THIS WAIVER.

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

Signed, sealed and delivered in the presence of these witnesses:

Borrower:

ACGG at 255, LLC, a Florida Limited Liability Company

By: [Signature]
ACGG, Inc., a Florida Corporation,
Manager
By: Oscar A. Garcia, President

[Signature]
Witness Name: Jimena Cisneros

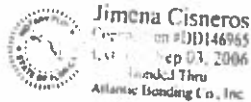
[Signature]
Witness Name: NEFYC Berrute

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 11th day of March, 2005, by Oscar A. Garcia, as President for ACGG, Inc., a Florida Corporation, Manager of ACGG at 255, LLC, a Florida Limited Liability Company, who [] personally appeared before me, [] is personally known to me, or [] has produced Florida Driver's License # _____, as identification.

[NOTARIAL SEAL]

Notary: [Signature]
Print Name: _____
Notary Public, State of Florida
My commission expires: _____



LAW OFFICES OF
CARLOS J. ARBOLEYA, JR., P.A.
2330 SOUTH DIXIE HIGHWAY • COCONUT GROVE, FLORIDA 33133
TELEPHONE: (305) 898-0078 • FACSIMILE: (305) 898-0101 • e-mail: carj@arboleya.net

[Signature]

Exhibit A

A portion of Lots 1,2,3 and 4, in Block 35, of CORAL GABLES, CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida, said portion being more particularly described as follows:

From the intersection of the Northerly and Westerly line of Block 35, CORAL GABLES, CRAFTS SECTION, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida, run Easterly along the Northerly line of said Block 35, and extension thereof, a distance of 50.51 feet to a POINT OF BEGINNING; from said point of beginning continue Easterly along the Northerly line of said Block 35, a distance of 87.01 feet to a point; thence run Southerly along a line parallel to the Westerly line of said Block 35, a distance of 77.65 feet more or less to a point on the Southeasterly line of said Block 35; Thence run Southwesterly along the Southeasterly line of said Block 35, a distance of 101.22 feet to a point; thence run Northerly along a line parallel to the Westerly line of said Block 35, a distance of 127.50 feet to the POINT OF BEGINNING.

Parcel Identification Number: 03-4117-005-8170

File Number: 005.039

DoubleTime®

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CARLOS J. ARBOLEYA, JR., P.A.
2550 SOUTH DIXIE HIGHWAY • COCONUT GROVE, FLORIDA 33133
TELEPHONE: (305) 856-0076 • FACSIMILE (305) 856-9191 • e-mail: carlos@arboleya.net



This Instrument Prepared By
and Return To:

MARK K. SOMERSTEIN, ESQ.
Greenspoon Marder, P.A.
200 East Broward Blvd., Suite 1500
Fort Lauderdale, Florida 33301

MORTGAGE MODIFICATION AGREEMENT¹

THIS MORTGAGE MODIFICATION AGREEMENT (the "Agreement"), dated as of the 25th day of March, 2013, executed by and among ACGG AT 255, LLC, a Florida limited liability company ("Mortgagor"), whose address is 255 University Drive, Coral Gables, Florida 33134, and ARÁN, CORREA, GUARCH & SHAPIRO, P.A., a Florida corporation ("ACGS") (jointly and severally, "Borrower") and OSCAR A. GARCIA ("Garcia"), FERNANDO S. ARÁN ("Arán"), DANNY CORREA ("Correa") and JORGE M. GUARCH ("Guarch") (jointly and severally, "Guarantor") (collectively, Borrower and Guarantor are "Obligors") in favor of GREAT FLORIDA BANK, whose mailing address is 15050 NW 70th Court, Unit 200, Miami Lakes, Florida 33016 ("Lender").

RECITALS:

A. Borrower is justly and lawfully indebted to Lender in the amount of \$2,419,700.61 (the "Loan") as evidenced by that certain Consolidated Promissory Note dated as of March 1, 2011, executed by Borrower payable to the order of Lender (the "Note" or the "Indebtedness").

B. The Note is secured by that certain Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement and Fixture Filing recorded in Official Records Book 23392, Page 3597, as amended, all of the Public Records of Miami-Dade County, Florida (collectively, the "Mortgage").

C. Each Guarantor executed and delivered to Lender a Continuing Guaranty dated as of March 11, 2005, of the obligations of Mortgagor, as ratified by Ratification of Loan Documents by Guarantors dated March 1, 2011 (collectively, the "Guaranty").

D. The Note, the Mortgage, the Guaranty, and any other documents executed in connection with the foregoing are hereinafter collectively referred to as the "Loan Documents".

E. Even date herewith, the Note has been amended by that certain Amendment to Consolidated Promissory Note (the "Amendment") between Borrower and Lender.

¹ **THIS MORTGAGE MODIFICATION AGREEMENT ("AGREEMENT") MODIFIES THAT CERTAIN FLORIDA REAL ESTATE MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 23392, PAGE 3597, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS AMENDED ("MORTGAGE"). DOCUMENTARY STAMPS AND INTANGIBLE TAXES REQUIRED TO BE PAID ON THE MORTGAGE WERE PAID. NO ADDITIONAL DOCUMENTARY STAMPS OR INTANGIBLE TAXES ARE DUE AND PAYABLE IN CONNECTION WITH THIS AGREEMENT.**

IN WITNESS WHEREOF, the Obligors and Lender have executed this Agreement as of the day and year set forth above.

Signed, sealed and delivered in the presence of:

BORROWER:

ACGG at 255, LLC, a Florida limited liability company

By: ACGG, INC., a Florida corporation, its Manager

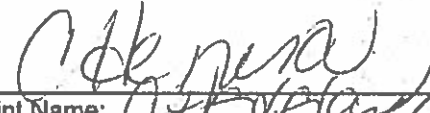
By: 
Oscar A. Garcia, President


Print Name: Heidi Perez


Print Name: Velma Miranda


ARÁN, CORREA, GUARCH & SHAPIRO, P.A., a Florida corporation

By: 
Fernando S. Arán, President


Print Name: Fernando S. Arán



Print Name: Alex Esteban

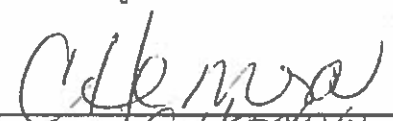
GUARANTOR:


OSCAR A. GARCIA


Print Name: Heidi Perez


Print Name: Velma Miranda


FERNANDO S. ARÁN


Print Name: Fernando S. Arán


Print Name: Alex Esteban

Heidi Perez
Print Name: Heidi Perez

[Signature]
DANNY CORREA

[Signature]
Print Name: Yelina Miranda

[Signature]
Print Name: C. Herrera

[Signature]
JORGE M. GUARCH, JR.

[Signature]
Print Name: C. Gonzalez

LENDER:

GREAT FLORIDA BANK

[Signature]
Print Name: Maria E. Denslow

By: [Signature]
Print Name: Robert M. Meacomes
Title: VICE PRESIDENT

[Signature]
Print Name: NORMA CAMPBELL

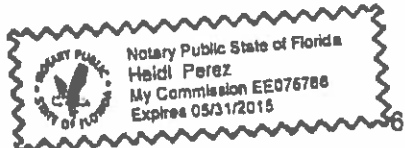
STATE OF FLORIDA)
) SS:
COUNTY OF Miami Dade)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by OSCAR A. GARCIA, Individually and as President of ACGG, INC., a Florida corporation, the Manager of ACGG AT 255, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of March, 2013.

Heidi Perez
Notary Public
Heidi Perez
Typed, printed or stamped name of Notary Public

My Commission Expires:



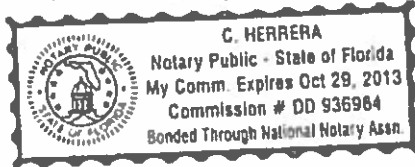
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by FERNANDO S. ARÁN, Individually and as President of ARÁN, CORREA, GUARCH & SHAPIRO, P.A., a Florida corporation, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of March, 2013.

C. Herrera
Notary Public
C. Herrera
Typed, printed or stamped name of Notary Public

My Commission Expires:



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

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by DANNY CORREA, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of March, 2013.

Heidi Perez
Notary Public
Heidi Perez
Typed, printed or stamped name of Notary Public

My Commission Expires:



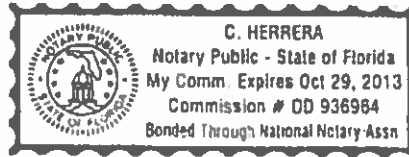
STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by JORGE M. GUARCH, JR., who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of March, 2013.

C. Herrera
Notary Public
C. Herrera
Typed, printed or stamped name of Notary Public

My Commission Expires:



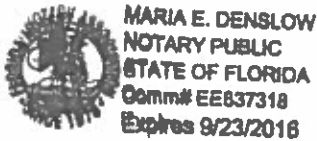
STATE OF FLORIDA)
) SS:
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Robert Meacomes, as Vice-President of GREAT FLORIDA BANK, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of March, 2013.

Maria E. Denslow
Notary Public
Maria E. Denslow
Typed, printed or stamped name of Notary Public

My Commission Expires:



Great Florida Bank (FDIC # 57719)

Inactive as of February 1, 2014

Merged or acquired without government assistance

Data as of: December 5, 2018

Great Florida Bank is no longer doing business under that name because it has been merged or acquired without government assistance. See the successor institution, Florida Community Bank, National Association (FDIC #: 58991)

FDIC Certificate#:	57719	Established:	June 30, 2004	Contact the FDIC about:
Headquarters:	150 Alahambra Circle, Suite 120 Coral Gables, FL 33134 Miami-Dade County	Insured:	June 30, 2004	Great Florida Bank or Florida Community Bank, National Association
		Bank Charter Class:	Non-member of the Federal Reserve System	

[Locations](#)[History](#)[Identifications](#)[Financials](#)[Other Names /
Websites](#)

Location information is not available for inactive or renamed banks

Florida Community Bank, National Association (FDIC # 58991)

Active Insured Since January 22, 2010

Data as of: December 5, 2018

Florida Community Bank, National Association is an active bank

FDIC Certificate#:	58991	Established:	January 22, 2010	Corporate Website:	
Headquarters:	2500 Weston Road Suite 300 Weston, FL 33331 Broward County	Insured:	January 22, 2010	https://www.floridacommunitybank.com	
		Bank Charter Class:	National Bank	Consumer Assistance:	http://www.helpwithmybank.gov
Locations:	54 domestic in 1 states, 0 in territories, and 0 in foreign locations	Primary Federal Regulator:	Office of the Comptroller of the Currency	Contact the FDIC about:	Florida Community Bank, National Association
		Secondary Federal Regulator:	Consumer Financial Protection Bureau		

Locations	History	Identifications	Financials	Other Names / Websites
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Showing 1 to 25 of 54 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
476597	41	Apopka Branch	130 S Park Avenue	Orange	Apopka	FL	32703	Full Service Brick and Mortar Office	05/20/2008	04/29/2011
489871	27	West Boca Branch	11431 W Palmetto Park Rd	Palm Beach	Boca Raton	FL	33428	Full Service Brick and Mortar Office	03/16/2009	06/25/2010
581611	89	Boca Raton Branch	140 North Federal Highway	Palm Beach	Boca Raton	FL	33432	Full Service Brick and Mortar Office	08/15/2016	03/01/2018
512925	29	Bonita Springs Branch	3360 Bonita Beach Road	Lee	Bonita Springs	FL	34133	Full Service Brick and Mortar Office	08/16/2010	
466958	26	Hagen Ranch Office Branch	7593 Boynton Beach Blvd #120	Palm Beach	Boynton Beach	FL	33437	Full Service Brick and Mortar Office	12/14/2006	06/25/2010
418718	42	Brooksville Branch	1000 South Broad Street	Hernando	Brooksville	FL	34601	Full Service Brick and Mortar Office	01/26/2004	04/29/2011
442372	14	North Cape Coral Branch	205 Del Prado Boulevard South	Lee	Cape Coral	FL	33990	Full Service Brick and Mortar Office	01/12/2005	01/29/2010
61961	44	Cocoa Beach Branch	1701 North Atlantic Avenue	Brevard	Cocoa Beach	FL	32931	Full Service Brick and Mortar Office	02/17/1999	05/06/2011
423008	55	Coral Gables Branch	2020 Ponce De Leon Blvd Suite 102	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	06/30/2004	02/01/2014
362926	85	Davie Branch	5599 South University Drive	Broward	Davie	FL	33328	Full Service Brick and Mortar Office	03/10/2003	03/01/2018
363099	23	Delray Beach Branch	4920 West Atlantic Avenue	Palm Beach	Delray Beach	FL	33484	Full Service Brick and Mortar Office	12/11/2001	06/25/2010
450331	64	Doral Branch	9128 Nw 25th Street	Miami-Dade	Doral	FL	33172	Full Service Brick and Mortar Office	01/23/2006	02/01/2014
35262	16	Englewood Bank Branch	3100 South Mccall Road	Charlotte	Englewood	FL	34224	Full Service Brick and Mortar Office	01/21/1986	06/25/2010
580607	83	Ft Lauderdale Rio Vista Branch	632 South Federal Highway	Broward	Fort Lauderdale	FL	33301	Full Service Brick and Mortar Office	07/25/2016	
361343	10	Fort Myers Branch	7900 Summerlin Lake Drive	Lee	Fort Myers	FL	33907	Full Service Brick and Mortar Office	10/10/2000	01/29/2010
429729	51	Fort Pierce Branch	2500 Virginia Avenue	St. Lucie	Fort Pierce	FL	34981	Full Service Brick and Mortar Office	06/24/2004	07/15/2011
450328	61	Hallandale Branch	1709 East Hallandale Beach Boulevard	Broward	Hallandale	FL	33009	Full Service Brick and Mortar Office	08/01/2005	02/01/2014
446265	3	Hialeah Gardens Branch	8404 Nw 103rd Street, Suites B And C	Miami-Dade	Hialeah Gardens	FL	33016	Full Service Brick and Mortar Office	01/03/2006	01/22/2010
3858	5	Immokalee Branch	1400 North 15th Street	Collier	Immokalee	FL	34142	Full Service Brick and Mortar Office	07/07/1923	01/29/2010
480334	86	Juno Beach Branch	14235 Us Highway One	Palm Beach	Juno Beach	FL	33408	Full Service Brick and Mortar Office	03/03/2008	03/01/2018

12618	7	Labelle Branch	155 North Bridge Street	Hendry	Labelle	FL	33935	and Mortar Office	04/23/1963	01/29/2010
605502	90	The Villages Branch	415 Us Highway 441	Lake	Lady Lake	FL	32159	Full Service Brick and Mortar Office	10/16/2018	
605585	91	The Villages	415 Us Hwy 441	Lake	Lady Lake	FL	32159	Full Service Brick and Mortar Office	10/16/2018	
15122	6	Lehigh Branch	1261 Homestead Road	Lee	Lehigh Acres	FL	33936	Full Service Brick and Mortar Office	11/20/1974	01/29/2010
258854	37	Longwood Branch	2160 West State Road 434	Seminole	Longwood	FL	32779	Full Service Brick and Mortar Office	07/08/1999	04/29/2011