



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/11/2017

Property Information	
Folio:	03-4108-006-1520
Property Address:	370 MINORCA AVE Coral Gables, FL 33134-4304
Owner	JASK HOLDINGS INC
Mailing Address	PO BOX 565361 MIAMI, FL 33256 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	19,142 Sq Ft
Lot Size	8,500 Sq Ft
Year Built	1968



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,079,500	\$1,079,500	\$1,079,500
Building Value	\$1,302,500	\$896,000	\$392,727
XF Value	\$0	\$0	\$0
Market Value	\$2,382,000	\$1,975,500	\$1,472,227
Assessed Value	\$1,781,393	\$1,619,449	\$1,472,227

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$600,607	\$356,051	

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

Short Legal Description
CORAL GABLES SEC K PB 8-33
LOTS 4 THRU 6 & W10FT OF LOT 7
BLK 19
LOT SIZE 8500 SQ FT
OR 12170-143 0684 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,781,393	\$1,619,449	\$1,472,227
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,382,000	\$1,975,500	\$1,472,227
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,781,393	\$1,619,449	\$1,472,227
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,781,393	\$1,619,449	\$1,472,227

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/02/2012	\$2,200,000	28221-1657	Qual by exam of deed
01/13/2011	\$100	27578-1296	Corrective, tax or QCD; min consideration
11/23/2010	\$1,510,100	27512-0250	Financial inst or "In Lieu of Foreclosure" stated
05/01/2006	\$3,500,000	24495-0765	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>

CITY'S

EXHIBIT 1

Version



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/28/2016

Property Information

Folio: 03-4108-006-1520

Property Address: 370 MINORCA AVE

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CB	6400	Square Ft.	8,500.00	

Building Information						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1968			2,063	
1	2	1976			236	
1	3	1976			8,500	
1	4	1976			8,343	

Extra Features			
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.			
Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	1976	22.5	
Elevator - Passenger	1976	2	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1968	7.5	

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Version:



370 Minorca Ave

370 Minorca Ave

<p><u>Owner</u> Jask Holdings, Inc. P.O. Box 565361 Miami, FL 33256-5361</p>	<p><u>Owner</u> Jask Holdings, Inc. 275 Alhambra Cir Coral Gables, FL 33134-5127</p>
<p><u>Owner (Registered Agent)</u> Jask Holdings, Inc. c/o Karen Z. Rosen Registered Agent 370 Minorca Ave Coral Gables, FL 33134-4330</p>	<p><u>Mortgagee</u> SunTrust Bank 211 Perimeter Center Pkwy, NE Suite 110 Atlanta, GA 30346-1308</p>
<p><u>Mortgagee</u> SunTrust Bank 303 Peachtree St, NE Northeast Atlanta, GA 30308-3201</p>	



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-11-05-5925	05/11/2011	370 MINORCA AVE	BOA COMPLETE (LESS THAN \$75,000)	AWNING (3) #1,000	final	05/11/2011	05/01/2015	0.00
AB-13-01-0345	01/09/2013	370 MINORCA AVE	BOA COMPLETE (LESS THAN \$75,000)	INTERIOR/ EXTERIOR \$74000	final	01/14/2013	05/01/2015	0.00
AB-14-12-3821	12/11/2014	370 MINORCA AVE	BOA COMPLETE (LESS THAN \$75,000)	***COM** SIGN (CORAL GABLES MEDICAL CENTER) \$450	final	12/11/2014	02/16/2016	0.00
AB-15-09-4544	09/21/2015	370 MINORCA AVE	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL* WINDOWS (18)/ DOOR (1) - BRONZE FRAMES/ GRAY GLASS \$20,000	issued	09/21/2015		0.00
BL-11-05-6637	05/19/2011	370 MINORCA AVE	AWNINGS / CANOPY	AWNING (3) \$1,000	final	06/30/2011	07/22/2011	0.00
BL-13-01-0600	01/14/2013	370 MINORCA AVE	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR ALTERATIONS, BLOCK UP 2 WINDOWS, ENTRANCE SLABS (ROSEN MEDICAL OFFICES) \$74,000	final	10/23/2013	07/01/2014	0.00
BL-14-12-4302	12/22/2014	370 MINORCA AVE	SIGNS	NON-ILLUMINATED WALL SIGN (CORAL GABLES MEDICAL CENTER) \$450	final	04/30/2015	05/04/2015	0.00
BL-15-09-4835	09/25/2015	370 MINORCA AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACEMENT OF WINDOWS (18) & DOOR (1) - BRONZE FRAMES/ GRAY GLASS \$20,000	final	10/01/2015	01/12/2016	0.00
CC-13-07-0106	07/01/2013	370 MINORCA AVE	CONCURRENCY INVOICE	CONCURRENCY IMPACT STATEMENT - (BL-13-01-0106)	final	07/01/2013	07/01/2013	0.00
CE-10-06-4074	06/10/2010	370 MINORCA AVE	CODE ENF WARNING PROCESS	WT5881 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM REAR OF BUILDING.	final	06/10/2010	11/17/2010	0.00
CE-10-11-3963	11/17/2010	370 MINORCA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (370 MINORCA AVE.)	final	11/17/2010	11/17/2010	0.00
CE-12-06-8997	06/14/2012	370 MINORCA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/18/2012	06/18/2012	0.00
CE-13-08-1938	08/29/2013	370 MINORCA AVE	CODE ENF WARNING PROCESS	WT16616 105-27 CITY CODE (GRA) @ 5:15PM *** 9171082133393260342397 *** GRAFFITI EXISTS ON WALL(S) OF BUILDING OR SOME OTHER LOCATION ON PREMISES, WHICH IS PROHIBITED. (REAR DOOR FACING ALLEY)	final	08/29/2013	08/31/2013	0.00
CE-15-04-5380	04/27/2015	370 MINORCA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/07/2015	05/07/2015	0.00
EL-13-01-0767	01/16/2013	370 MINORCA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	183 LIGHT SOCKETS; 150 ROUGH IN OUTLETS; 6 COMMERCIAL OUTLETS; 10 KW GENERATOR; 60 AMP TRANSFERSWITCH AND 600 AMP ON SWITCHBOARDS	final	01/09/2014	06/26/2014	0.00

CITY'S

EXHIBIT 2

EL-14-04-2005	04/01/2014	370 MINORCA AVE	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE DATA INSTALL \$1500	final	04/01/2014	06/19/2014	0.00
EL-14-05-3216	05/16/2014	370 MINORCA AVE	ELEC LOW VOLTAGE SYSTEM	BURGLAR ALARM 2350	final	05/16/2014	06/20/2014	0.00
ME-13-01-0965	01/18/2013	370 MINORCA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTWORK TO EXISTING A/C UNITS FOR 1ST AND SECOND FLOOR MEDICAL BUILDING ADD TWO EXHAUST FANS ON GHROUND FLOOR. SEE REVISION RV14042087 WHICH SHOWS UNITS TO BE REPLACED.	final	04/23/2014	06/17/2014	0.00
PL-13-02-0602	02/11/2013	370 MINORCA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS (ROSEN MEDICAL OFFICES)	final	01/23/2014	06/24/2014	0.00
PU-10-12-4653	12/21/2010	370 MINORCA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 23822B CRM INV 012144	final	12/21/2010	12/21/2010	0.00
PU-12-04-8224	04/13/2012	370 MINORCA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 23822B 20064B	final	04/16/2012	04/16/2012	0.00
PU-12-06-8235	06/05/2012	370 MINORCA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF RECERTIFICATION	final	06/06/2012	06/06/2012	0.00
PW-14-05-3443	05/20/2014	370 MINORCA AVE	UTILITIES (CITY GAS) PERMIT	PROPOSED 1.25" PE SLEEVE \$917.00	final	05/28/2014	06/26/2014	0.00
RC-17-01-0030	01/03/2017	370 MINORCA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1976 ADDITION) CONSTRUCTION REGULATION BOARD CASE #16-5684 AND UNSAFE STRUCTURE BOARD FEE	approved			980.63
RV-13-12-1968	12/09/2013	370 MINORCA AVE	REVISION TO PERMIT	REVISION (BUILDING, MECHANICAL, ELECTRICAL, PLUMBING)	final	05/29/2014	05/29/2014	0.00
RV-14-04-2087	04/02/2014	370 MINORCA AVE	REVISION TO PERMIT	REVISION (MECHANICAL, ELECTRICAL)	final	04/03/2014	04/03/2014	0.00
RV-14-05-2703	05/09/2014	370 MINORCA AVE	REVISION TO PERMIT	REVISION (MECHANICAL)	final	05/12/2014	05/12/2014	0.00
ZN-11-03-6172	03/17/2011	370 MINORCA AVE	PAINT / RESURFACE FL / CLEAN	CLEAN/PAINT WALLS SW 7016 (GRAY) AND TRIM SW 7015 (LT GRAY) \$10,000	final	03/24/2011	04/14/2011	0.00
ZN-13-11-3206	11/25/2013	370 MINORCA AVE	DUMPSTER / CONTAINER	DUMPSTER	final	11/26/2013	11/26/2013	0.00
ZN-16-04-6292	04/13/2016	370 MINORCA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN & PAINT EXTERIOR WALLS SW 7016 (GRAY) AND TRIM SW 7015 (LT GRAY) \$995 SAME AS EXISTING ZN-11- 03-6172	final	04/13/2016	07/05/2016	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:	BOSH PHYSICAL THERAPY	Inspection Date:	5/26/2016
Address:	370 Minorca Avenue	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Julio Torres 305-460-5563
Suite:	100A & B	Occ. Sq. Ft.:	300

No violations noted at this time.

Company Representative:

Arlen Abrego
5/26/2016 11:43:14 AM
Signature valid only in mobile-eyes documents

Arlen Abrego
5/26/2016

Inspector:

Julio Torres
5/26/2016 11:43:14 AM
Signature valid only in mobile-eyes documents

Julio Torres
5/26/2016

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:	INO B. HALEGUA, M.D.	Inspection Date:	6/30/2015
Address:	370 Minorca Avenue	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Chester Oms Jr. 305-460-5074 coms@coralgables.com
Suite:	101	Occ. Sq. Ft.:	9271

No violations noted at this time.

Company Representative:

GAYLE R
6/30/2015 2:45:51 PM
Gayle Ruchner
Signature valid only in mobile-eyes documents

Inspector:

GAYLE R
6/30/2015
Chester Oms Jr.
42050
6/30/2015 2:45:51 PM
Chester Oms Jr.
Signature valid only in mobile-eyes documents

Chester Oms Jr.
6/30/2015



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:	Primecare Medical Associates	Inspection Date:	6/30/2015
Address:	370 Minorca Avenue	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Chester Oms Jr. 305-460-5074 coms@coralgables.com
Suite:	2ND FLOOR	Occ. Sq. Ft.:	9571

FL NFPA 01 13
Floor 1

Co2 cylinders

1.7.6.2 Failure to secure high pressure cylinders.

The AHJ shall have authority to order any person(s) to remove or remedy such dangerous or hazardous condition or material. Any person(s) failing to comply with such order shall be in violation of this Code.

63.3.1.9.2 Co2 protective caps

Valve-Protective Caps.

Where compressed gas containers, cylinders, and tanks are designed to accept valve-protective caps, the user shall keep such caps on the compressed gas containers, cylinders, and tanks at all times, except when empty, being processed, or connected for use. [55:7.1.9.2]

A re-inspection will occur on or after 8/3/2015.

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

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

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

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

Company
Representative:

MARIA R
42057
6/30/2015 2:14:33 PM
Signature valid only in mobile-eyes documents

Inspector:

MARIA R
6/30/2015
Chester Oms Jr
42057
6/30/2015 2:14:33 PM
Signature valid only in mobile-eyes documents

Chester Oms Jr.
6/30/2015



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 6814

JASK HOLDINGS INC
C/O KAREN Z. ROSEN
370 MIRACLE MILE
CORAL GABLES, FL 33134

RE: 370 MINORCA AVE, CORAL GABLES, FL
FOLIO # 03-4108-006-1520
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 *Corporate*
EXHIBIT 4

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

CERTIFIED MAIL



91 7108 2133 3932 5938 6814



U.S. POSTAGE



ZIP 33312 \$ 006.46⁵
02 1W
0001403199APR 25 2016

[Handwritten signature]

JASK HOLDINGS INC
C/O KAREN Z ROSEN
370 MIRACLE MILE
CORAL GABLES, FL 33134

NIXIE 333 DC 1 0005/05/16

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33114154949 *2706-02441-26-46



331348520 (

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

2016 JUN 13 AM 10:49
DEVELOPMENT SERVICES
CITY OF CORAL GABLES



Task Holdings, Inc.
c/o Karen Z. Rosen
370 Mirna Ln.
Coral Gables

NIXIE 333 DE 1 0006/10/16
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33114154949 *1606-02754-26-44
33114154949

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5684

vs.

JASK HOLDINGS, INC.
P.O. Box 565361
Miami, Florida 33256-5361

Return receipt number:
N/A

Respondent.

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

Date: January 23, 2017

Re: **370 Minorca Avenue**, Coral Gables, Florida 33134-4304 and legally described as Lots 4 thru 6 & w10ft of Lot 7, Block 19, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-1520 ("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 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.

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:
Jask Holdings, Inc., 275 Alhambra Circle, Coral Gables, Florida 33134-5127
Jask Holdings, Inc., c/o Karen Z. Rosen, 370 Minorca Avenue, Coral Gables, Florida 33134-4330
SunTrust Bank, 211 Perimeter Center Parkway, NE, Suite 110, Atlanta, Georgia 30346-1308
SunTrust Bank, 303 Peachtree Street, NE, Atlanta, Georgia 30308-3201



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 16-5684

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 370 MINORCA AVENUE, ON 1-23-17
AT 9:20 AM.

JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

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

My Commission Expires:



Belkys Garcia
Notary Public

370 MINORCA AVENUE



PRIMECARE OF CORAL GABLES
MEDICAL RESEARCH OF SOUTH FLORIDA
BOSH PHYSICAL THERAPY
DR. INO B. HALEGUA, MD

PLEASE USE OTHER DOOR



CFN 2012R0558004
OR Bk 28221 Pgs 1657 - 1659; (3pgs)
RECORDED 08/08/2012 15:03:17
DEED, DOC TAX 13,200.00
SURTAX 9,900.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:

Christopher D. Castro, Esq.
Greenberg Traurig, P.A.
1221 Brickell Avenue
Suite 2200
Miami, FL 33131

(Reserved for Clerk of Court)

Parcel I.D. No.: 03-4108-006-1520

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 2nd day of August, 2012 by STERLING SECURED DEBT INVESTMENTS, LLC, a Delaware limited liability company, Grantor, whose mailing address is 2600 Douglas Road, #905, Coral Gables, Florida 33134 to JASK HOLDINGS, INC., a Florida corporation, Grantee, whose mailing address is 275 Alhambra Circle, Coral Gables, Florida 33134. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, and Grantee's heirs, successors and assigns forever, the following property located in Miami-Dade County, Florida (the "Property"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2012 and subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and (c) easements, conditions, restrictions, matters, limitations and reservations of record, if any, but this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

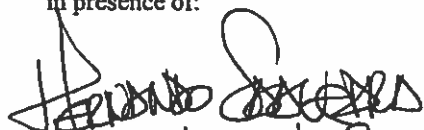
GRANTOR does hereby warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.


[signature page to warranty deed on following page]

[signature page to warranty deed]


IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:


Print Name: Hernando Saavedra


Print Name: Alberto Valencia

STERLING SECURED DEBT INVESTMENTS,
LLC, a Delaware limited liability company

By: 
Print Name: Carlos Herrera, Jr.
Title: Manager


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 Carlos Herrera, Jr., as Manager of STERLING SECURED DEBT INVESTMENTS, LLC, a Delaware limited liability company, on behalf of such 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 20 day of July, 2012.



ALBERTO VALENCIA
MY COMMISSION # DD 989583
EXPIRES: September 7, 2014
Bonded thru Budget Notary Services



Notary Public

Alberto Valencia

Typed, printed or stamped name of Notary Public

EXHIBIT A

LOTS 4, 5, 6 AND THE WEST 10 FEET OF LOT 7, IN BLOCK 19 OF CORAL GABLES SECTION K, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



DIVISION of
CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Florida Profit Corporation
JASK HOLDINGS, INC.

Filing Information

Document Number P12000057659
FEI/EIN Number 45-5598388
Date Filed 06/27/2012
State FL
Status ACTIVE

Principal Address

370 Minorca Avenue
CORAL GABLES, FL 33134

Changed: 01/12/2015

Mailing Address

PO BOX 565361
MIAMI, FL 33256

Registered Agent Name & Address

ROSEN, KAREN Z
370 Minorca Avenue
CORAL GABLES, FL 33134

Address Changed: 01/12/2015

Officer/Director Detail

Name & Address

Title P

ROSEN, JEFFREY B
370 Minorca Avenue
CORAL GABLES, FL 33134

TITLE SECT

ROSEN, KAREN Z
370 Minorca Avenue
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2014	01/15/2014
2015	01/12/2015
2016	02/09/2016

Document Images

02/09/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
01/15/2014 -- ANNUAL REPORT	View image in PDF format
01/26/2013 -- ANNUAL REPORT	View image in PDF format
06/27/2012 -- Domestic Profit	View image in PDF format

RETURN RECORDED DOCUMENT TO:

Susan Doster
Law Offices of Richard T. Donato.
7700 Davie Road Extension
Hollywood, FL 33024

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Document Cover Page

(Space above this line reserved for recording office use.)

DOCUMENT TITLE: Mortgage Consolidation & Modification Agreement

EXECUTED BY: Jask Holdings, Inc.

IN FAVOR OF: SunTrust Bank

BRIEF LEGAL DESCRIPTION:

Lots 4, 5 and 6 and the West 10' of Lot 7, Block 19 of CORAL GABLES SECTION "K", according to the plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.

SunTrust/Jask

SUE\Forms\Recording_Cover_Page_Law

PREPARED BY AND RETURN TO:

Richard T. Donato, Esq.
7700 Davie Road Extension
Hollywood, Florida 33024

MORTGAGE CONSOLIDATION AND MODIFICATION AGREEMENT

THIS MORTGAGE CONSOLIDATION AND MODIFICATION AGREEMENT (hereafter, "Agreement"), is made and entered into this 12th day of May, 2015, by and between JASK HOLDINGS, INC., a Florida corporation, having an address of 370 Minorca Avenue, Coral Gables, Florida 33134 (hereafter sometimes called the "Mortgagor" or "Borrower") and SUNTRUST BANK, whose mailing address is 211 Perimeter Center Parkway, Suite 100, Atlanta, Georgia 30346 (hereafter sometimes called the "Mortgagor" or "Lender").

RECITALS:

WHEREAS, on August 3, 2012, Borrower executed and delivered to Lender a Promissory Note in the original principal amount of \$1,599,500.00, which Promissory Note was thereafter modified by that certain Note and Mortgage Modification Agreement recorded January 29, 2014 in Official Records Book 29007, at Page 3472 of the Public Records of Miami-Dade County, Florida (the Promissory Note, as modified, is hereafter referred to as the "First Note"); and;

WHEREAS, on August 3, 2012, in order to partially secure the obligations of the First Note, Mortgage executed and delivered to Mortgagee a Mortgage and Security Agreement which was recorded on August 8, 2012 in Official Records Book 28221, at Page 1660 of the Public Records of Miami-Dade County, Florida, and which Mortgage and Security Agreement was thereafter modified by that certain Note and Mortgage Modification Agreement recorded January 29, 2014 in Official Records Book 29007, at Page 3472 (the Mortgage and Security Agreement, as modified, is hereafter referred to as the "First Mortgage"); and

WHEREAS, on August 3, 2012, in order to partially secure the obligations of the First Note, Borrower executed and delivered to Lender an Assignment of Rents, Leases and Profits which was recorded on August 8, 2012 in Official Records Book 28221, at Page 1685 of the

FLORIDA DOCUMENTARY STAMPS AND INTANGIBLE TAXES IN THE AMOUNT OF \$5,598.25 and \$3,199.00, RESPECTIVELY, HAVE ALREADY BEEN PAID WITH THE RECORDING OF THE MORTGAGE RECORDED IN OR BOOK 28221, AT PAGE 1684; FLORIDA DOCUMENTARY STAMPS AND INTANGIBLE TAXES IN THE AMOUNT OF \$4,478.60 AND \$2,559.20, RESPECTIVELY, HAVE ALREADY BEEN PAID WITH THE RECORDING OF THE MORTGAGE RECORDED IN OR BOOK 28221, AT PAGE 1695. THE INDEBTEDNESS SECURED HEREBY IS THE CONSOLIDATED AMOUNT OF THE UNPAID PRINCIPAL BALANCE OF THE INDEBTEDNESS REFERENCED IN THE ABOVE TWO MORTGAGES AND IS NOT "NEW MONEY."

Public Records of Miami-Dade County, Florida (the Assignment of Rents, Leases and Profits is hereafter referred to as the "First Assignment"); and

WHEREAS, in order to partially secure the obligations of the First Note, a UCC-1 Financing Statement was recorded on August 8, 2012 in Official Records Book 28221, at Page 1689 of the Public Records of Miami-Dade County, Florida (the UCC-1 Financing Statement is hereafter referred to as the "First UCC"); and

WHEREAS, on August 3, 2012, Borrower executed and delivered to Lender a Promissory Note in the original principal amount of \$1,279,600.00, which Promissory Note was thereafter modified by that certain Note and Mortgage Modification Agreement recorded January 29, 2014 in Official Records Book 29007, at Page 3479 of the Public Records of Miami-Dade County, Florida, and which Promissory Note was thereafter modified by that certain Note and Mortgage Modification Agreement recorded November 19, 2014 in Official Records Book 29397, at Page 1498 (the Promissory Note, as modified, is hereafter referred to as the "Second Note"); and

WHEREAS, on August 3, 2012, in order to partially secure the obligations of the Second Note, Mortgagor executed and delivered to Mortgagee a Mortgage and Security Agreement which was recorded on August 8, 2012 in Official Records Book 28221, at Page 1695 of the Public Records of Miami-Dade County, Florida, and which Mortgage and Security Agreement was thereafter modified by that certain Note and Mortgage Modification Agreement recorded January 29, 2014 in Official Records Book 29007, at Page 3479, and which Mortgage and Security Agreement was thereafter modified by that certain Note and Mortgage Modification Agreement recorded November 19, 2014 in Official Records Book 29397, at Page 1498 (the Promissory Note, as modified, is hereafter referred to as the "Second Note"); and

WHEREAS, on August 3, 2012, in order to partially secure the obligations of the Second Note, Borrower executed and delivered to Lender an Assignment of Rents, Leases and Profits which was recorded on August 8, 2012 in Official Records Book 28221, at Page 1720 of the Public Records of Miami-Dade County, Florida (the Assignment of Rents, Leases and Profits is hereafter referred to as the "Second Assignment"); and

WHEREAS, in order to partially secure the obligations of the Second Note, a UCC-1 Financing Statement was recorded on August 8, 2012 in Official Records Book 28221, at Page 1724 of the Public Records of Miami-Dade County, Florida (the UCC-1 Financing Statement is hereafter referred to as the "Second UCC"); and

WHEREAS, the foregoing Mortgages, Assignments and UCC'S encumber the following described real property owned by Mortgagor, to-wit (the "Property"):

Lots 4, 5 and 6 and the West 10' of Lot 7, Block 19 of CORAL GABLES SECTION "K", according to the plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida

WHEREAS, on even date hereof Borrower has executed and delivered to Lender a promissory note that renews, consolidates and modifies Borrower's total indebtedness to Lender as represented by the combined unpaid principal balance of the First Note and the Second Note with a resulting combined unpaid principal balance of \$2,576,693.75 (hereafter referred to as the "New Note"), a copy of said New Note being attached hereto as Exhibit "A"; and

WHEREAS, Mortgagor and Mortgagee wish to consolidate the Second Mortgage into the First Mortgage, the Second Assignment into the First Assignment and the Second UCC into the First UCC with the result that there will be one surviving mortgage, one surviving assignment and one surviving ucc;

NOW, THEREFORE, for good, valuable and sufficient consideration, the receipt of which is hereby acknowledged by each party, the parties hereto agree as follows:

1. That the foregoing recitals are true and correct and the same are hereby incorporated herein as fully as if the same were recited herein verbatim.
2. That the Second Mortgage is hereby consolidated into the First Mortgage with the result that the First Mortgage shall be the surviving and only Mortgage. In the event any of the terms, covenants and provisions of the Second Mortgage shall conflict with the terms, covenants and provisions of the First Mortgage, the terms, covenants and provisions of the First Mortgage shall prevail.
3. That the Second Assignment is hereby consolidated into the First Assignment with the result that the First Assignment shall be the surviving and only Assignment. In the event any of the terms, covenants and provisions of the Second Assignment shall conflict with the terms, covenants and provisions of the First Assignment, the terms, covenants and provisions of the First Assignment shall prevail.
4. That the Second UCC is hereby consolidated into the First UCC with the result that the First UCC shall be the surviving and only UCC.
5. The Maturity Date of Borrower's obligations to Lender is May 3, 2035.
6. The Mortgagor hereby ratifies and confirms the lien and security interests of the First Mortgage, First Assignment and First UCC upon and against the Property now encumbered by the First Mortgage, First Assignment and First UCC.
7. Notwithstanding anything contained herein to the contrary, nothing contained herein shall (i) release, adversely affect, impair or be construed to release, adversely affect or impair the lien, charge, security interest or encumbrance effectuated by the First Mortgage, First Assignment, First UCC or other documents executed in conjunction with the loan evidenced by the New Note or the priority thereof over other liens, charges, encumbrances or conveyances; (ii) release, adversely affect or impair the liability of any party or parties who may now or hereafter be liable under or on account of the New Note and other documents executed in connection herewith; or

SunTrust Bank (FDIC # 867)

Active Insured Since January 1, 1934

Data as of: January 4, 2017

SunTrust Bank is an active bank

FDIC Certificate#:	867	Established:	September 21, 1891	Corporate Website:	http://WWW.SUNTRUST.COM
Headquarters:	303 Peachtree Street, Northeast Atlanta, GA 30308 Fulton County	Insured:	January 1, 1934	Consumer Assistance:	http://www.FederalReserveConsumerHelp
Locations:	1429 domestic in 12 states, 0 in territories, and 5 in foreign locations	Bank Charter Class:	Member of the Federal Reserve System	Contact the FDIC about:	SunTrust Bank
		Regulated By:	Federal Reserve Board		

Locations

History

Identifications

Financials

Other Names / Websites

Showing 1 to 25 of 1,434 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
186047	962	Georgetown Branch (Frgn)	Cardinal Avenue		Georgetown			Full Service Brick and Mortar Office	05/01/1974	01/01/2000
186331	41	Grand Cayman Branch (Frgn)	Cardinal Avenue		Georgetown			Full Service Brick and Mortar Office	01/02/1974	
201297	385	Cayman Island Branch (Frgn)	Main Street		Georgetown			Full Service Brick and Mortar Office	01/02/1981	01/01/2000
205748	806	Georgetown Grand Cay Branch (Frgn)	Barclays Bank Building		Georgetown			Full Service Brick and Mortar Office	02/23/1973	01/01/2000
230818	888	Grand Cayman Branch (Frgn)	Cardinal Avenue		Georgetown			Full Service Brick and Mortar Office	08/01/1980	01/01/2000
358738	1269	Cox Creek Branch	402 Cox Creek Parkway	Lauderdale	Florence	AL	35630	Full Service Brick and Mortar Office	02/01/2000	
194332	589	Cloverdale Road Branch	3509 Cloverdale Road	Lauderdale	Florence	AL	35633	Full Service Brick and Mortar Office	06/27/1978	01/01/2000
1826	586	Florence Branch	201 South Court Street	Lauderdale	Florence	AL	35630	Full Service Brick and Mortar Office	01/01/1889	01/01/2000
194337	592	Muscle Shores Branch	1141 Woodward Avenue	Colbert	Muscle Shoals	AL	35661	Full Service Brick and Mortar Office	12/17/1990	01/01/2000
288200	1575	West Memphis Civic Center 954	125 West Broadway	Crittenden	West Memphis	AR	72301	Full Service Brick and Mortar Office	12/05/1986	04/22/2005
283866	866	Adams Morgan Branch	1800 Columbia Road, N.W.	District Of Columbia	Washington	DC	20009	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283867	867	Ancostia Branch	1340 Good Hope Road, S.E.	District Of Columbia	Washington	DC	20020	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283869	868	Capital Hill Branch	300 Pennsylvania Avenue, S.E.	District Of Columbia	Washington	DC	20003	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283870	869	Connecticut And M Branch	1150 Connecticut Avenue, Nw	District Of Columbia	Washington	DC	20036	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283871	870	Connecticut And Nebraska Branch	5000 Connecticut Avenue, N.W.	District Of Columbia	Washington	DC	20008	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283877	872	L'enfant Plaza Branch	985 L'enfant Plaza North, S.W.	District Of Columbia	Washington	DC	20024	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283887	874	Dupont Circle Branch	1369 Connecticut Avenue, N.W.	District Of Columbia	Washington	DC	20036	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283894	875	Cleveland Park	3435 Connecticut Avenue, N.W.	District Of Columbia	Washington	DC	20008	Limited Service Retail Office	01/01/1959	01/01/2000
364565	1443	Good Hope Marketplace Safeway Branch	2845 Alabama Ave Se	District Of Columbia	Washington	DC	20020	Full Service Retail Office	07/18/2001	
227387	855	Two Mass Ave Branch	Two Massachusetts Avenue, N.W.	District Of Columbia	Washington	DC	20001	Full Service Brick and Mortar Office	06/28/1954	01/01/2000
227388	856	Cathedral Branch	3402 Wisconsin	District Of	Washington	DC	20016	Full Service Brick	01/19/1959	01/01/2000