



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: June 13, 2016

CASE NO.: 16-5100

BUILDING ADDRESS: 449 Anastasia Ave

FOLIO NUMBER: 03-4117-008-5520

OWNER: Gables Mayfair LLC

USE: Multifamily Structure

OF LIVING UNITS: 20

PENDING RECERTIFICATION: 2015

DESCRIPTION AND DEFECTS OF BUILDING: The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

4/20/15 Letter from the City advising of 40/10 Year Recertification required

5/27/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

TO DATE THE OWNER HAS NOT: Submitted the Recertification Report and/or letter from the Architect or Engineer requesting recertification for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: a) Submit the 40/10 Year Recertification Report prepared by a licensed Architect or Engineer within ninety (90) days of the Board's Order. b) Fines be imposed if property is not recertified within the ninety (90) day deadline.

PERMIT ACTIVITY: None related to the structure's recertification.

Presented by: Virginia Goizueta, Building Services Coordinator, City of Coral Gables

**No records of previous recertifications found



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/18/2016

Property Information	
Folio:	03-4117-008-5520
Property Address:	449 ANASTASIA AVE Coral Gables, FL 33134-7171
Owner	GABLES MAYFAIR LLC
Mailing Address	1825 PONCE DE LEON BLVD PMB 97 CORAL GABLES, FL 33134 USA
Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	20 / 20 / 0
Floors	2
Living Units	20
Actual Area	11,981 Sq.Ft
Living Area	11,981 Sq.Ft
Adjusted Area	10,455 Sq.Ft
Lot Size	10,000 Sq.Ft
Year Built	1925



Assessment Information			
Year	2015	2014	2013
Land Value	\$650,000	\$450,000	\$450,000
Building Value	\$1,170,000	\$1,260,000	\$1,180,000
XF Value	\$0	\$0	\$0
Market Value	\$1,820,000	\$1,710,000	\$1,630,000
Assessed Value	\$1,597,200	\$1,452,000	\$1,320,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$222,800	\$258,000	\$310,000

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

Short Legal Description
CORAL GABLES BILTMORE SEC
PB 20-28
LOTS 22 & 23 BLK 35
LOT SIZE 100.000 X 100
OR 12273-1489 0984 5

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,597,200	\$1,452,000	\$1,320,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,820,000	\$1,710,000	\$1,630,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,597,200	\$1,452,000	\$1,320,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,597,200	\$1,452,000	\$1,320,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/18/2009	\$1,500,000	27132-3281	Forced sale; under duress, foreclosure prevention
09/01/2006	\$2,084,000	25023-3864	Deeds that include more than one parcel
02/01/2006	\$0	24277-1299	Sales which are disqualified as a result of examination of the deed

CITY'S
EXHIBIT

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>

449 Anastasia Ave





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-08-03-1092	03/26/2008	449 ANASTASIA AVE	BOA COMPLETE (LESS THAN \$75,000)	***HISTORICAL*** REVISION TO REPLACE EXISTING WINDOWS FOR NEW IMPACT (108), WHITE FRAME/CLEAR GLASS-\$58300.00	issued	04/18/2008		0.00
AB-12-08-1058	08/17/2012	449 ANASTASIA AVE	BOA PRELIMINARY/MED BONUS/FINAL	FINAL ADDITION \$75,000 *****HISTORICAL***	final	08/17/2012	03/04/2014	0.00
BL-08-03-1147	03/27/2008	449 ANASTASIA AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE EXISTING WINDOWS FOR NEW IMPACT (108), WHITE FRAME/CLEAR GLASS-\$58,300.00	canceled	04/21/2008	05/14/2013	0.00
BL-12-06-8882	06/13/2012	449 ANASTASIA AVE	ROOF / LIGHT WEIGHT CONC	REPAIR ROOF TILES ONLY - MANSARD AREA \$499	final	07/10/2012	07/17/2012	0.00
BL-13-03-1904	03/29/2013	449 ANASTASIA AVE	COMMERCIAL ADDITION	INCLUSIVE/COMM LAUNDRY ROOM ADDITION(144 sf), FOUNTAIN \$48,000 *****HISTORICAL***	final	03/04/2014	04/14/2015	0.00
BL-13-05-0836	05/14/2013	449 ANASTASIA AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM BL-08-03-1147 FOR REPLACE 108 WINDOWS FOR NEW IMPACT WHITE FRAME/CLEAR GLASS	stop work	05/14/2013		0.00
BL-14-04-3650	04/28/2014	449 ANASTASIA AVE	ROOF / LIGHT WEIGHT CONC	NEW ROOF FLAT ONLY LAUNDRY ROOM AREA (INCLUSIVE)	final	05/01/2014	05/27/2014	0.00
CE-08-05-0718	05/12/2008	449 ANASTASIA AVE	CODE ENF WARNING PROCESS	WT77036 SEC 105-146 CITY CODE (GRR) GRAFFITI ON WASS (HERNANDO SIDE) MUST BE REMOVED.	final	05/12/2008	05/13/2008	0.00
CE-08-06-1354	06/24/2008	449 ANASTASIA AVE	CODE ENF WARNING PROCESS	WARNING TICKET CH 54-29 (TRA) CITY CODE --MATRESS IN PARKING LOT - CONSTRUCTION DEBRIS ON PROPERTY AND IN PKG. LOT OF NEIGHBORING PROPERTY- MUST CLEAN AND MAINTAIN ON DAILY BASIS	final	06/24/2008	06/24/2008	0.00
CE-13-06-1756	06/26/2013	449 ANASTASIA AVE	CODE ENF WARNING PROCESS	***CANCEL - TRASH PICKED UP PRIOR TO POSTING OF VIOLATION***** WT13407 SEC 54-29 CITY CODE TRA BAGS OF GARBAGE PLACED ON GROUND IN PARKING LOT NEXT TO EMPTY CONTAINER.	canceled	06/26/2013	07/02/2013	0.00
CE-13-12-1857	12/05/2013	449 ANASTASIA	CODE ENF WARNING PROCESS	WT10754 SEC CH 54-29 CITY CODE (TRA)	final	12/05/2013	12/05/2013	0.00

CITY'S

EXHIBIT

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		AVE		PLACING TRASH ON PROPERTY (MATTRESSES & CHAIR) FURNITURE OUTSIDE BY DUMPSTER					
EL-13-04-0154	04/03/2013	449 ANASTASIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ALL INCLUSIVE ELECTRICAL	final	04/23/2014	06/18/2014	0.00	
ME-13-04-0138	04/02/2013	449 ANASTASIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INCLUSIVE/COMM ADDITION \$75,000 *****HISTORICAL*** INSTALL NEW DRYER EXHAUST VENTS TO NEW LAUNDRY ROOM.	final	04/23/2014	07/17/2014	0.00	
PL-13-03-1676	03/26/2013	449 ANASTASIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	RE PIPING OF HOT & COLD WATER PIPING FOR 20 APTS \$35,000	final	04/12/2013	06/28/2013	0.00	
PL-13-04-0196	04/03/2013	449 ANASTASIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INCLUSIVE/COMM ADDITION \$75,000 *****HISTORICAL*** INCLUDED 7 R/S ADDITIONAL PERMIT NEEDED FOR GAS	final	03/21/2014	01/13/2015	0.00	
PL-13-07-0990	07/15/2013	449 ANASTASIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	***CANCELLED***	canceled		05/13/2014	0.00	
PS-14-02-3068	02/26/2014	449 ANASTASIA AVE	TREE REMOVAL/RELOCATION	REMOVE PALM AS PER PLAN	final	03/03/2014	03/03/2014	0.00	
PU-10-02-3791	02/23/2010	449 ANASTASIA AVE	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMITS 1598B 17257B CRM INV 009674	final	02/25/2010	02/25/2010	0.00	
PU-11-07-6363	07/14/2011	449 ANASTASIA AVE	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT BL08031147 CRM INV 013779	final	07/22/2011	07/22/2011	0.00	
RC-10-05-4390	05/18/2010	449 ANASTASIA AVE	BUILDING RE CERTIFICATION	UNSAFE STRUCTURES BOARD FEE 2006	final	05/18/2010	05/18/2010	0.00	
RC-16-05-6952	05/18/2016	449 ANASTASIA AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5100 UNSAFE STRUCTURES FEE	approved			980.63	
RV-13-11-2857	11/20/2013	449 ANASTASIA AVE	REVISION TO PERMIT	REVISION	final	12/23/2013	12/23/2013	0.00	
ZN-08-07-0520	07/09/2008	449 ANASTASIA AVE	PAINT / RESURFACE FL / CLEAN	CANCELLED SEE ZN13030353-DF & F-EXT PAINT WALLS: BM 2018-50 MED BEIGE TRIM & DOOR WHITE \$2,500 ***** CHANGE OF CONTRACTOR TO OWNER ZN-13-03-0353***	canceled		03/06/2013	0.00	
ZN-13-03-0353	03/06/2013	449 ANASTASIA AVE	PAINT / RESURFACE FL / CLEAN	DF & F- EXT PAINT WALLS: BM 2018-50 YELLOW SUNSHINE (LIGHT ORANGE) TRIM & DOOR WHITE \$2,500 *** CHANGE OF CONTRACTOR TO OWNER PREVIOUS PERMIT ZN-08-07-0520**	stop work	03/06/2013		0.00	
ZN-14-03-2864	03/18/2014	449 ANASTASIA AVE	DUMPSTER / CONTAINER	DUMPSTER	final	03/18/2014	03/18/2014	0.00	

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



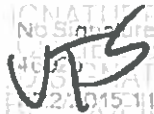
City of Coral Gables
Fire Department
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

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

Occupant Name:	439-449 Anastasia Ave Apartments - 20 Units	Inspection Date:	9/22/2015
Address:	439-449 Anastasia Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

**Company
Representative:**


Signature valid only in mobile-eye3 documents

No Signature
9/22/2015

Inspector:


Signature valid only in mobile-eye3 documents

Leonard Veight
9/22/2015

CITY'S

EXHIBIT

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The City of Coral Gables

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

4/20/2015

VIA CERTIFIED MAIL

GABLES MAYFAIR LLC
1825 PONCE DE LEON BLVD
CORAL GABLES , FL 33134

RE: 449 ANASTASIA AVE, Coral Gables, Florida
Folio # 03-4117-008-5520
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1925.

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

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

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

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

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

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S Composite
EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 16-5100

vs.

GABLES MAYFAIR, LLC
c/o Marcos Azar
Registered Agent
2000 Ponce de Leon Boulevard, Suite 651
Coral Gables, Florida 33134-4422

Return receipt number:

91 7108 2133 3932 7177 0127

Respondent.

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

Date: May 27, 2016

Re: 449 Anastasia Avenue, Coral Gables, Florida 33134-7171 and legally described as Lots 22 and 23, Block 35, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-5520 ("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 June 13, 2016, at 2:00 p.m.

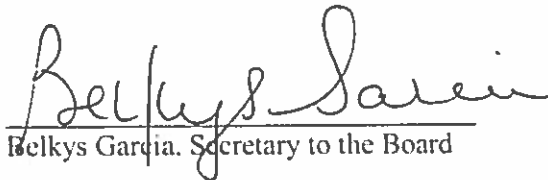
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the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

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

Please govern yourself accordingly.


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.

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

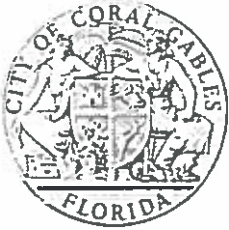
ADA Assistance: The City complies with the provisions of the Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.

C:

Gables Mayfair, LLC, 1825 Ponce de Leon Boulevard, PMB 97, Coral Gables, Florida 33134-4418

Gables Mayfair, LLC, P.O. Box 143631, Miami, Florida 33114-3631

Mercantile Commercebank, N.A., 220 Alhambra Circle, 12th Floor, Coral Gables, Florida 33134-5146



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5100

Title of Document Posted: Construction Regulation Board Case

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 449 ANASTASIA AVE, ON 5-27-16
AT 9:01 AM.

JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

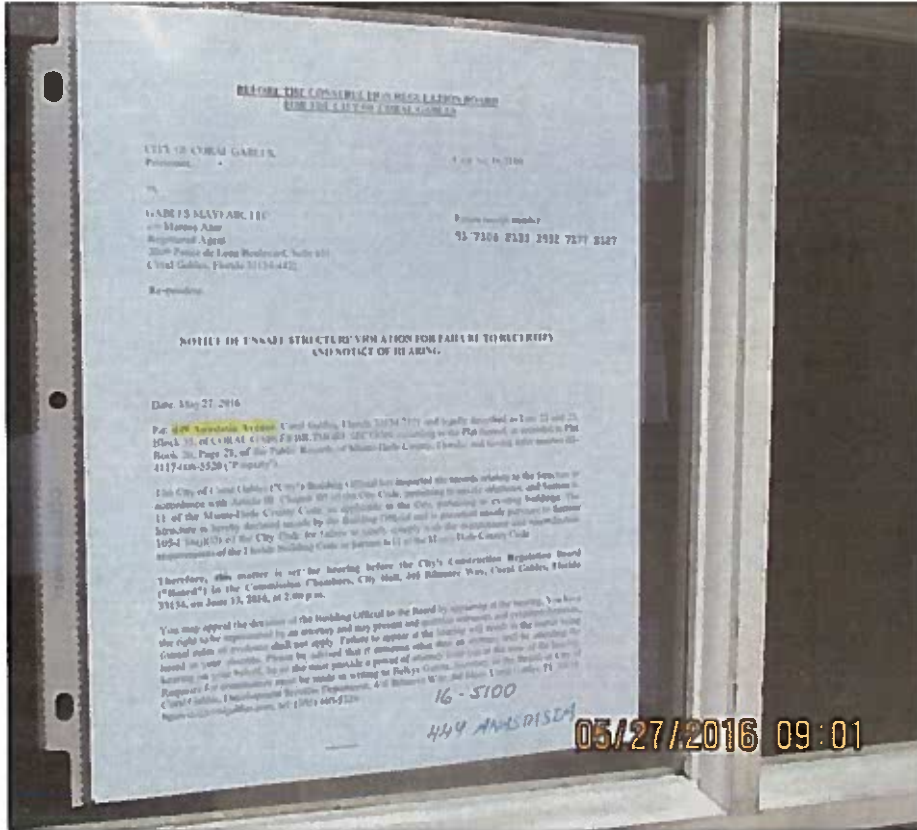
Sworn to (or affirmed) and subscribed before me this 27th day of May, in
the year 20 16, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

449 Anastasia Avenue





This instrument prepared by:
 Rosa M. Cruz, Paralegal
 Jose L. Baloyra, P.A.
 5835 Blue Lagoon Drive, Suite 302
 Miami, Florida 33126

CFN 2009R0929875
 DR Bk 27132 Pgs 3281 - 3282; (2pgs)
 RECORDED 12/30/2009 08:33:18
 DEED DOC TAX 9,000.00
 SURTAX 6,750.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Return to:

Parcel Identification No.: 0341170085520/0341170085530

SPECIAL WARRANTY DEED

This Special Warranty Deed executed December 18, 2009, by

Mederos Park View Condos of Coral Gables, LLC, a Florida limited liability company
 whose post office address and principal place of business is: 5835 Blue Lagoon Drive, Suite 302, Miami, FL 33126
 to the party of the first part and hereinafter referred to as the grantor; to

Gables Mayfair, LLC, a Florida limited liability company
 whose post office address is: P.O. BOX 143631, MIAMI, FLORIDA 33114 party of the second part and hereinafter
 referred to as the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals).

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the grantee, all that certain land situate and lying in MIAMI-DADE County, Florida, to wit:

Lots 22, 23 and 24, in Block 35, of BILTMORE SECTION CORAL GABLES, according to the Plat thereof, recorded in Plat Book 20, at Page 28, of the Public Records of MIAMI-DADE County, Florida.

Subject to:

- 1) Taxes and assessments for the year 2010 and all subsequent years which are not yet due and payable.
- 2) Restrictions, reservations, dedications, conditions, covenants, limitations, easements and rights of way contained on the Plat of BILTMORE SECTION CORAL GABLES as filed for record in Plat Book 20, at Page 28, of the Public Records of MIAMI-DADE County, Florida.
- 3) Declaration of Restrictive Covenant filed for record in Official Records Book 11093, at Page 1465.

Page 1 of 2
 Special Warranty Deed

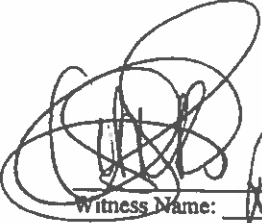
Closing File No.: JB-09-0238

TOGETHER with all the tenements, hereditaments, appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD, the same in fee simple forever.

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 claiming by, through or under Grantor; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

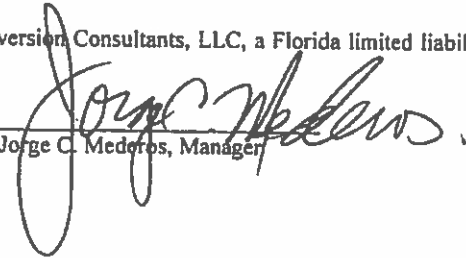
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in
presence of us:


Witness Name: Rosa M. Cruz
Carmen N. Kolon
Witness Name: Carmen N. Kolon

Mederos Park View Condos of Coral Gables, LLC, a Florida
limited liability company

By: Conversion Consultants, LLC, a Florida limited liability
company

By: 
Jorge C. Mederos, Manager

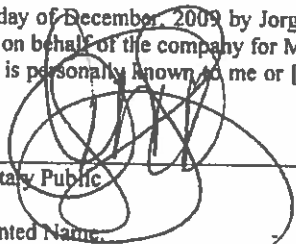
(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 18th day of December, 2009 by Jorge C. Mederos, Manager of Conversion Consultants, LLC, a Florida limited liability company, on behalf of the company for Mederos Park View Condos of Coral Gables, LLC, a Florida limited liability company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: _____
My Commission Expires: _____



Detail by Entity Name

Florida Limited Liability Company

GABLES MAYFAIR, LLC

Filing Information

Document Number	L09000119819
FEI/EIN Number	27-1513710
Date Filed	12/17/2009
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY 21
Event Date Filed	11/16/2015
Event Effective Date	NONE

Principal Address

2000 Ponce De Leon Blvd
STE 651
CORAL GABLES, FL 33134

Changed: 03/31/2016

Mailing Address

2000 Ponce De Leon Blvd
STE 651
CORAL GABLES, FL 33134

Changed: 03/31/2016

Registered Agent Name & Address

Azar, Marcos
2000 Ponce De Leon Blvd
Suite 651
Coral Gabels, FL 33134

Name Changed: 03/31/2016

Address Changed: 03/31/2016

Authorized Person(s) Detail

Name & Address

Title MGR

RBS Investments
2000 Ponce De Leon Blvd
651
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2015	02/27/2015
2015	03/03/2015
2016	03/31/2016

Document Images

<u>03/31/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/16/2015 -- CORLCAUTH</u>	View image in PDF format
<u>03/03/2015 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>02/27/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/21/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/20/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/04/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/18/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/17/2009 -- Florida Limited Liability</u>	View image in PDF format



CFN 2006R1128831
OR Bk 25023 Pgs 3865 - 3882; (24pgs)
RECORDED 10/20/2006 10:56:59
MTG DDC TAX 9,520.00
INTANG TAX 5,440.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

MORTGAGE AND SECURITY AGREEMENT

Dated as of: September 28, 2006 (the "date hereof")

Mortgagor: Mederos Park View Condos of Coral Gables, LLC,
a Florida limited liability company

Mortgagor's Address: 5835 Blue Lagoon Drive, Suite 302
Miami, Florida 33126

Mortgagee: Commercebank, N.A.,
a national banking association

Mortgagee's Address: 220 Alhambra Circle, 9th Floor
Coral Gables, Florida 33134

Promissory Document: Promissory Note, dated on or about the date of this
instrument, made by Mortgagor to Mortgagee's order in the
principal amount of \$2,720,000.00

Prepared by and return to:

William F. Smith, Esq.
Shutts & Bowen LLP
201 South Biscayne Blvd., Suite 1500
Miami, Florida 33131

MIADOCS 1240404 2

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MERCANTIL COMMERCEBANK, NATIONAL ASSOCIATION - Active (FDIC # 22953) Insured Since September 17, 1979
 Data as of: May 18, 2016

MERCANTIL COMMERCEBANK, NATIONAL ASSOCIATION is an active bank

FDIC Certificate#: 22953	Established: September 17, 1979	Corporate Website: http://www.mercantilcb.com
Headquarters: 220 Alhambra Circle - 12th Floor Coral Gables, FL 33134 Miami-Dade County	Insured: September 17, 1979	Consumer Assistance: http://www.helpwithmybank.gov
Locations: 26 domestic in 3 states, 0 in territories, and 0 in foreign locations	Bank Charter Class: National Bank	Contact the FDIC about: MERCANTIL COMMERCEBANK, NATIONAL ASSOCIATION
	Regulated By: Office of the Comptroller of the Currency	

Locations

History Identifications Financials

Showing 1 to 25 of 26 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
366313	22	Aventura Branch	3001 Aventura Boulevard	Miami-Dade	Aventura	FL	33180	Full Service Brick and Mortar Office	02/03/2003	05/05/2006
16059		Mercantil Commercebank, National Association	220 Alhambra Circle - 12th Floor	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	09/17/1979	
259707	1	Coral Gables Branch	220 Alhambra Circle	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	04/26/1982	
564207	30	West 41 Street Branch	11401 Nw 41st Street	Miami-Dade	Doral	FL	33178	Full Service Brick and Mortar Office	01/26/2015	
255711	11	Cypress Creek Branch	800 West Cypress Creek Road	Broward	Fort Lauderdale	FL	33309	Full Service Brick and Mortar Office	05/22/1995	
569823	31	FL Lauderdale Banking Center Branch	100 North Federal Hwy	Broward	Fort Lauderdale	FL	33301	Full Service Brick and Mortar Office	06/29/2015	
252574	8	East Hialeah Branch	1601 East Fourth Avenue	Miami-Dade	Hialeah	FL	33010	Full Service Brick and Mortar Office	11/15/1982	03/30/1990
255709	9	West Hialeah Branch	11701 West Okeechobee Road	Miami-Dade	Hialeah	FL	33018	Full Service Brick and Mortar Office	03/08/1990	
531782	25	Lantana Branch	6272 Lantana Road	Palm Beach	Lake Worth	FL	33463	Full Service Brick and Mortar Office	02/09/2009	
11630	3	Biscayne Boulevard Branch	11900 Biscayne Boulevard	Miami-Dade	Miami	FL	33181	Full Service Brick and Mortar Office	09/18/1956	03/22/1990
242490	5	Airport West Branch	3105 Northwest 107 Avenue	Miami-Dade	Miami	FL	33172	Full Service Brick and Mortar Office	10/25/1982	03/22/1990
360555	14	Kendall Branch	11631 Southwest 88th Street	Miami-Dade	Miami	FL	33176	Full Service Brick and Mortar Office	06/18/2001	
419926	16	Galloway Branch	8726 North West 26th Street	Miami-Dade	Miami	FL	33172	Full Service Brick and Mortar Office	05/28/2003	
442654	20	Tamiami Branch	13650 Southwest 131 Street	Miami-Dade	Miami	FL	33188	Full Service Brick and Mortar Office	06/28/2005	
61646	21	Pinecrest Branch	9350 South Dixie Hwy	Miami-Dade	Miami	FL	33156	Full Service Brick and Mortar Office	04/26/1999	05/05/2006
445013	23	Coral Way Branch	Corner Of Coral Way & 70th Court	Miami-Dade	Miami	FL	33155	Full Service Brick and Mortar Office	04/30/2002	05/05/2006
531781	24	Parkland Branch	8017 N. University Drive	Broward	Parkland	FL	33067	Full Service Brick and Mortar Office	06/15/2009	
360991	15	Weston Branch	2630 Weston Road	Broward	Weston	FL	33331	Full Service Brick and Mortar Office	11/20/2000	
239252	13	New York Branch	11 East 51st Street	New York	New York City NY	NY	10022	Full Service Brick and Mortar Office	02/10/1969	06/16/2000
440388	17	Town & Country Bank Branch	750 Town And Country Boulevard, Suite 100	Harris	Houston	TX	77024	Full Service Brick and	04/22/2005	

Commercebank, National Association - Active (FDIC # 22953) Insured Since September 17, 1979
Commercebank, National Association was renamed to MERCANTIL COMMERCEBANK, NATIONAL ASSOCIATION
Data as of: May 18, 2016

Commercebank, National Association has changed its legal name and is currently doing business as MERCANTIL COMMERCEBANK, NATIONAL ASSOCIATION

Contact the FDIC about:
Commercebank, National Association or
MERCANTIL COMMERCEBANK, NATIONAL
ASSOCIATION

[Locations](#)

[History](#)

[Identifications](#)

[Financials](#)

Location information is not available for inactive or renamed banks

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR76-LHD2006-08

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 439 - 449 ANASTASIA AVENUE, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOTS 22, 23 AND 24, BLOCK 35, OF BILTMORE SECTION CORAL GABLES; AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, Article 3, Section 3-1104 of the "Coral Gables Zoning Code" states that if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth, it shall designate the property as a local historic landmark or local historic landmark district; and

WHEREAS, 439-449 Anastasia Avenue, known as the "Hugo Apartments" and the "Mayfair Apartments" was built circa 1926, and designed by architect C. B. Deer; and

WHEREAS, 439-449 Anastasia Avenue is an example of the Mediterranean Style Architecture which characterized Coral Gables in the 1920s; and

WHEREAS, 439-449 Anastasia Avenue was originally permitted in 1925 as 439-443 Altamari Avenue; and

WHEREAS, 439-449 Anastasia Avenue was the first apartment building permitted and constructed in the Biltmore Section of Coral Gables; and

WHEREAS, 439-449 Anastasia Avenue is characteristic of the type of apartment buildings constructed in the City of Coral Gables during the height of its development; and

WHEREAS, 439-449 Anastasia Avenue was originally owned by Hugo Boehm [sic] and built by his company, the Hugo Construction Company as one of a national chain of apartment houses; and

WHEREAS, the University of Miami's Law School, officially established in 1928, was originally located in the "Hugo Apartments" on Anastasia Avenue; and

WHEREAS, the University of Miami's Marine Laboratory moved into the "Hugo Apartments" when the Law School moved out; and

WHEREAS, it is at the Anastasia Avenue location that the University founders' goal to establish marine studies/zoology as an integral part of its curriculum was fulfilled and the marine biology school gained international attention and support; and

WHEREAS, 439-449 Anastasia Avenue satisfies the "historical and cultural significance criteria" as stated in Article 3, Section 3-1103 of the "Coral Gables Zoning Code" because it is associated in a significant way with the life or activities of a major historic person important in the past; it is associated in a significant way with a major historic event whether cultural, economic, military, social, or political; it

exemplifies the historical, cultural, political, economic, or social trends of the community; and it is associated in a significant way with a past or continuing institution, which has contributed, substantially to the life of the City; and

WHEREAS, 439-449 Anastasia Avenue satisfies the "architectural significance criteria" as stated in Article 3, Section 3-1103 of the "Coral Gables Zoning Code" because it portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles; it embodies those distinguishing characteristics of an architectural style or period, or method of construction; and it contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment; and

WHEREAS, it is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as local historic landmarks; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the subject property meets the criteria set forth in Article 3, Section 3-1103 of the "Zoning Code of the City of Coral Gables, " and approved that it be designated as a "Local Historic Landmark"; and

WHEREAS, the Planning Director or the Director's designee has determined that there is no effect on the City's Comprehensive Plan or any other adopted planning and zoning policies; and

WHEREAS, the legal description of the property is as follows: Lots 22, 23 and 24, Block 35, of Biltmore Section Coral Gables; and

WHEREAS, a Designation Report, Case File LHD 2006-08, prepared by the Historic Landmark Officer containing information on the historic, cultural and architectural significance of the property and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made part of this resolution; and

WHEREAS, a motion to approve the application was offered by Edmund Parnes, DMD and seconded by John Fullerton and upon a poll of the members present the vote was as follows:

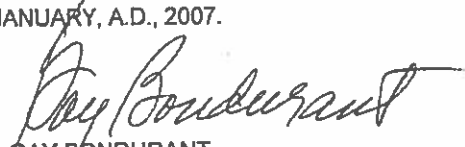
<u>Board Member</u>	<u>Vote</u>
Michael Beeman	Excused
Lisa Bennett	Aye
Gay Bondurant	Aye
John Fullerton	Aye
Shirley Maroon	Absent from vote
Joyce Meyers	Aye
Edmund Parnes, DMD	Aye
Ernesto Santos	Excused
Catherine Stewart	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on January 18, 2007, has designated 439-449 Anastasia Avenue, Coral Gables, Miami-Dade County, Florida as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 3, Division 11 of the "Coral Gables Zoning Code" and the property is subject to all rights and privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations being true and correct and incorporated herein, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS EIGHTEENTH DAY OF JANUARY, A.D., 2007.



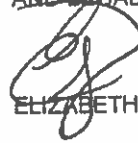
GAY BONDURANT
CHAIRMAN, HISTORIC PRESERVATION BOARD

ATTEST:



KARA N. KAUTZ
HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ, CITY ATTORNEY