



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: June 13, 2016

CASE NO.: 16-5102

BUILDING ADDRESS: 2717 Ponce De Leon Blvd

FOLIO NUMBER: 03-4117-005-3991

OWNER: Ponce Park Investments LLC

USE: Commercial (Office)

OF LIVING UNITS: 0

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 : 5/17/2016

Property Information	
Folio:	03-4117-005-3991
Property Address:	2717 PONCE DE LEON BLVD Coral Gables, FL 33134-6004
Owner	PONCE PARK INVESTMENT LLC
Mailing Address	2719 PONCE DE LEON BLVD CORAL GABLES, FL 33134-6004
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	2,182 Sq.Ft
Lot Size	2,092 Sq.Ft
Year Built	1925



Assessment Information			
Year	2015	2014	2013
Land Value	\$334,720	\$322,168	\$292,880
Building Value	\$436,400	\$436,400	\$436,400
XF Value	\$0	\$0	\$0
Market Value	\$771,120	\$758,568	\$729,280
Assessed Value	\$771,120	\$758,568	\$729,280

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
17 54 41 C GABLES CRAFTS SEC PB 10-40 LOT 38 BLK 14 LOT SIZE 18.350 X 114 OR 19309-0231 1000 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$771,120	\$758,568	\$729,280
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$771,120	\$758,568	\$729,280
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$771,120	\$758,568	\$729,280
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$771,120	\$758,568	\$729,280

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/2000	\$465,000	19309-0231	Sales which are qualified
01/01/1997	\$0	17521-4169	Sales which are disqualified as a result of examination of the deed
06/01/1989	\$340,000	14144-0945	Sales which are qualified
04/01/1975	\$108,000	00000-00000	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

<http://www.miamidade.gov/propertysearch/>

EXHIBIT 5/17/2016

2717 Ponce De Leon Blvd





[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
RC-16-05-6957	05/18/2016	2717 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5102 UNSAFE STRUCTURES FEE	approved			980.63
ZN-10-05-3228	05/03/2010	2717-19 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PAINT EXTERIOR (FRONT) WHITE. \$400.00	final	05/03/2010	07/15/2010	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:	WIMBERLY INTERIORS	Inspection Date:	7/28/2015
Address:	2717 Ponce De Leon Boulevard	InspectionType:	AA-Tactical, Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Daniel Amador 305-460-5563
Suite:		Occ. Sq. Ft.:	900


No violations noted at this time.

Company Representative:


Signature valid only in mobile-eyes documents

Paladino
7/28/2015

Inspector:


Signature valid only in mobile-eyes documents

Daniel Amador
7/28/2015

CITY'S

EXHIBIT 3



The City of Coral Gables

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

4/20/2015

VIA CERTIFIED MAIL

PONCE PARK INVESTMENT LLC
2719 PONCE DE LEON BLVD
CORAL GABLES , FL 33134-6004

RE: 2717 PONCE DE LEON BLVD,Coral Gables, Florida
Folio # 03-4117-005-3991
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, 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. 16-5102

vs.

PONCE PARK INVESTMENTS LLC

c/o Oscar Hidalgo

Registered Agent

2719 Ponce de Leon Boulevard

Coral Gables, Florida 33134-6004

Return receipt number:

91 7108 2133 3932 7177 0141

Respondent.

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

Date: May 27, 2016

Re: **2717 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-6004 and legally described as Lot 38, Block 14, 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 03-4117-005-3991 ("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-I 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

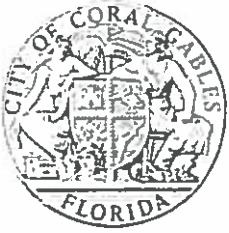
ADA NOTICES

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:
Seaside National Bank & Trust, 201 South Orange Avenue, Orlando, Florida 32801-3413



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5102

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 2717 PONCE DE LEON, ON 5-27-16
AT 9:40 AM Blvd

JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

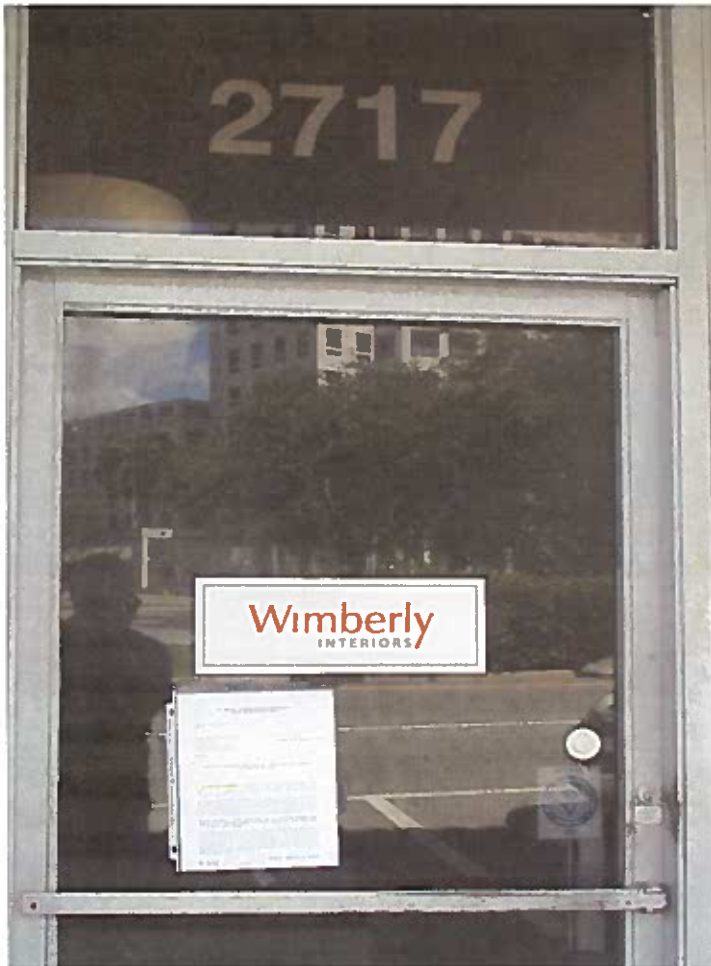
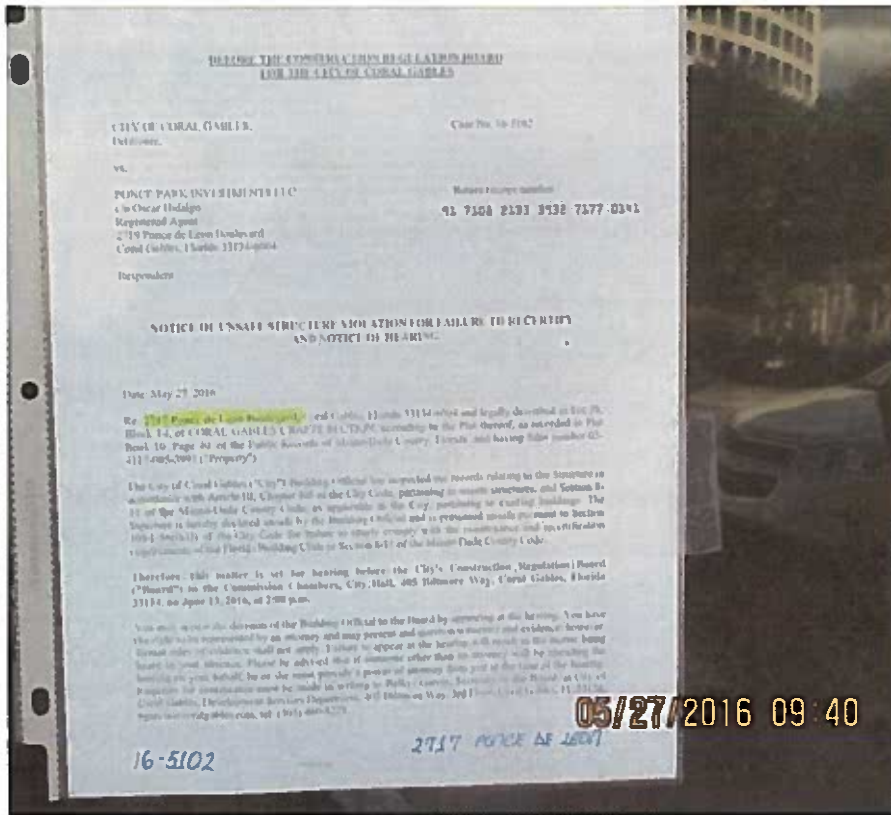
Sworn to (or affirmed) and subscribed before me this 27th day of May, in
the year 2016, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

2717 Ponce de Leon Boulevard



OFF. 19309P0231
REC.

This instrument was prepared by
Name: EDUARDO ANTON, ESQUIRE
1385 Coral Way, Suite 406
Miami, Florida 33145-2941

Grantee S.S. No.
Grantee S.S. No.
Folio No. 03-4117-005-3991

00R479642 2000 OCT 05 12:14

WARRANTY DEED

THIS INDENTURE, made this 2nd day of October, 2000, between, JULIA GARCIA, A SINGLE WOMAN AND MIRIAM C. RODRIGUEZ-FEBLES, A SINGLE WOMAN, whose post office address is: 1325 Venetian Way, Miami, FL 33139, Grantors, and, PONCE PARK INVESETMENTS, LLC, A FLORIDA CORPORATION, whose post office address is 2719 Ponce de Leon Blvd Grantees. Coral Gables, FL

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to wit:

Lot 38, Block 14, CORAL GABLES CRAFT SECTION,
according to the Plat thereof, as recorded in Plat Book
10, Page 40, of the Public Records of Miami-Dade
County, Florida.

DOCSTPOEE 2,790.00 SURTX 2,092.50
HARVEY RUVIN, CLERK DADE COUNTY, FL

Subject to:

Limitations, restrictions, easements and conditions of record,
if any. Real Estate Taxes for the year 2000 and subsequent
years.

and said Grantors do hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

(Grantor and Grantee are used for singular or plural, as context requires)

10152

REF: 1930910232

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

WITNESSES:

Eduardo Anton

Eduardo Anton

Julia Garcia

JULIA GARCIA

Roger Besu

ROGER BESU

Miriam C. Rodriguez-Febles

MIRIAM C. RODRIGUEZ-FEBLES

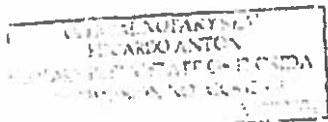
STATE OF FLORIDA)
: SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 12th day of October, 2000, by JULIA GARCIA, A SINGLE WOMAN AND MIRIAM C. RODRIGUEZ-FEBLES, A SINGLE WOMAN, who appeared before me at the time of notarization, and who are personally known to me or who have produced _____, as identification.

My Commission Expires:

Eduardo Anton

Notary Public



CLERK OF DISTRICT COURT
HARVEY RUBIN
MAY 14 2000
MIAMI COUNTY CLERK



Detail by Entity Name

Florida Limited Liability Company

PONCE PARK INVESTMENTS LLC

Filing Information

Document Number	L00000011139
FEI/EIN Number	65-1039919
Date Filed	09/14/2000
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/19/2013

Principal Address

2719 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

Changed: 05/02/2001

Mailing Address

2719 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

Changed: 05/02/2001

Registered Agent Name & Address

HIDALGO, OSCAR
2719 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

Name Changed: 04/21/2005

Address Changed: 04/21/2005

Authorized Person(s) Detail

Name & Address

Title MGR

HIDALGO, OSCAR
2719 PONCE DE LEON BLVD

CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2014	02/17/2014
2015	02/24/2015
2016	02/26/2016

Document Images

02/26/2016 -- ANNUAL REPORT	View image in PDF format
02/24/2015 -- ANNUAL REPORT	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
01/27/2011 -- ANNUAL REPORT	View image in PDF format
04/08/2010 -- ANNUAL REPORT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
01/11/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/21/2005 -- ANNUAL REPORT	View image in PDF format
04/27/2004 -- ANNUAL REPORT	View image in PDF format
05/02/2003 -- ANNUAL REPORT	View image in PDF format
04/30/2002 -- ANNUAL REPORT	View image in PDF format
05/02/2001 -- ANNUAL REPORT	View image in PDF format
09/14/2000 -- Florida Limited Liabilites	View image in PDF format



CFN 2014R0021412
 DR BK 28983 Pgs 4773 - 4779; (7pgs)
 RECORDED 01/10/2014 08:45:57
 MTG DOC TAX 857.50
 INTANG TAX 490.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

RECORDATION REQUESTED BY:
 Seaside National Bank & Trust
 Main Office Branch
 201 S Orange Ave Suite 1350
 Orlando, FL 32801

WHEN RECORDED MAIL TO:
 Seaside National Bank & Trust
 Main Office Branch
 201 S Orange Ave Suite 1350
 Orlando, FL 32801

SEND TAX NOTICES TO:
 Ponce Park Investments LLC, Oscar Hidalgo and Marisol
 M. Hidalgo
 2717 Ponce De Leon Blvd
 Coral Gables, FL 33134

This Mortgage prepared by:

Name: Yanetty Heredia, Loan Operations
 Company: Seaside National Bank & Trust
 Address: 201 S Orange Ave Suite 1350, Orlando, FL 32801



MORTGAGE

THIS MORTGAGE dated December 18, 2013, is made and executed between Ponce Park Investments LLC, a Florida Limited Liability Company. (referred to below as "Grantor") and Seaside National Bank & Trust, whose address is 201 S Orange Ave Suite 1350, Orlando, FL 32801 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters. (the "Real Property") located in Miami Dade County, State of Florida:

Lot 38, Block 14, CORAL GABLES CRAFTS SECTION, according to the plat thereof, as recorded in Plat Book 10, Page(s) 40, of the Public Records of Miami-Dade County, Florida.

The Real Property or its address is commonly known as 2717 Ponce De Leon Blvd, Coral Gables, FL 33134. The Real Property tax identification number is 03-4117-005-3991.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$245,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify and defend, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any improvements from the Real Property without Lender's prior

[Handwritten initials]

Loan No: 7000003410

MORTGAGE
(Continued)

Page 7

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Florida

)

COUNTY OF Miami-Dade

) SS

The foregoing instrument was acknowledged before me this 18th day of December, 20 13
by Oscar Hidalgo, Manager of Ponce Park Investments LLC, member (or agent), on behalf of Ponce Park Investments LLC, a limited liability
company. He or she is personally known to me or has produced EIA Social Lic as identification.


(Signature of Person Taking Acknowledgment)

Luis A Mechoso
(Name of Acknowledger Typed, Printed or Stamped)



INDIVIDUAL ACKNOWLEDGMENT

STATE OF Florida

)

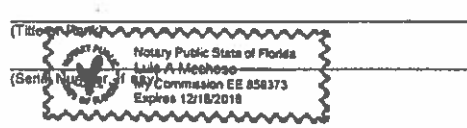
COUNTY OF Miami-Dade

) SS

The foregoing instrument was acknowledged before me this 18th day of December, 20 13
by Oscar Hidalgo and Mariel M. Hidalgo, who are personally known to me or who have produced EIA Social Lic
as identification.


(Signature of Person Taking Acknowledgment)

Luis A. Mechoso
(Name of Acknowledger Typed, Printed or Stamped)



Seaside National Bank & Trust - Active (FDIC # 58328) Insured Since October 31, 2006
 Data as of: May 18, 2016

Seaside National Bank & Trust is an active bank

FDIC Certificate#: 58328	Established: October 31, 2006	Corporate Website: http://www.seasidebank.com
Headquarters: 201 South Orange Avenue Orlando, FL 32801 Orange County	Insured: October 31, 2006	Consumer Assistance: http://www.helpwithmybank.gov
Locations: 14 domestic in 1 states, 0 in territories, and 0 in foreign locations	Bank Charter Class: National Bank	Contact the FDIC about: Seaside National Bank & Trust
	Regulated By: Office of the Comptroller of the Currency	

- Locations
- History
- Identifications
- Financials

Showing 1 to 14 of 14 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
493476	10	Boca Raton Office Branch	1800 North Military Trail, Suite 100	Palm Beach	Boca Raton	FL	33486	Full Service Brick and Mortar Office	01/22/2009	
546067	14	Coral Gables Branch	2222 Ponde De Leon Blvd, Suite 100	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	12/02/2013	
493847	12	Ft. Lauderdale Branch	450 East Las Olas Blvd Suite 150	Broward	Fort Lauderdale	FL	33301	Full Service Brick and Mortar Office	11/10/2008	
467775	3	Lake Mary Branch	100 Colonial Center Parkway	Seminole	Lake Mary	FL	32746	Full Service Brick and Mortar Office	08/13/2007	
569212	15	Naples Office Branch	3001 Tamiami Trail North	Collier	Naples	FL	34103	Full Service Brick and Mortar Office	06/01/2015	
446203		Seaside National Bank & Trust	201 South Orange Avenue	Orange	Orlando	FL	32801	Full Service Brick and Mortar Office	10/31/2006	
466362	2	Windermere Office Branch	4705 South Apopka Vineland Road, Suite 120	Orange	Oriando	FL	32819	Full Service Brick and Mortar Office	06/13/2007	
493475	9	Palm Beach Office Branch	420 Royal Palm Way, Suite 201	Palm Beach	Palm Beach	FL	33480	Full Service Brick and Mortar Office	12/15/2008	
476958	5	Palm Beach Gardens Branch	4290 Professional Center Drive, Ste 201, 202, 203, 204	Palm Beach	Palm Beach Gardens	FL	33410	Full Service Brick and Mortar Office	04/14/2008	
493477	11	Ponte Vedra Beach Office Branch	820 North Highway A1a, Suite E-11	St. Johns	Ponte Vedra Beach	FL	32082	Full Service Brick and Mortar Office	01/29/2009	
471113	4	Sarasota Branch	1991 Main Street	Sarasota	Sarasota	FL	34236	Full Service Brick and Mortar Office	01/28/2008	
493474	8	Stuart Office Branch	309 Southeast Osceola Street, Suite 106	Martin	Stuart	FL	34994	Full Service Brick and Mortar Office	08/15/2008	
493473	7	Tampa Bay Office Branch	5426 Bay Center Drive	Hillsborough	Tampa	FL	33609	Full Service Brick and Mortar Office	07/15/2008	
478839	6	Winter Park Branch	707 West Morse Blvd., Suite 100	Orange	Winter Park	FL	32789	Full Service Brick and Mortar Office	05/05/2008	