



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

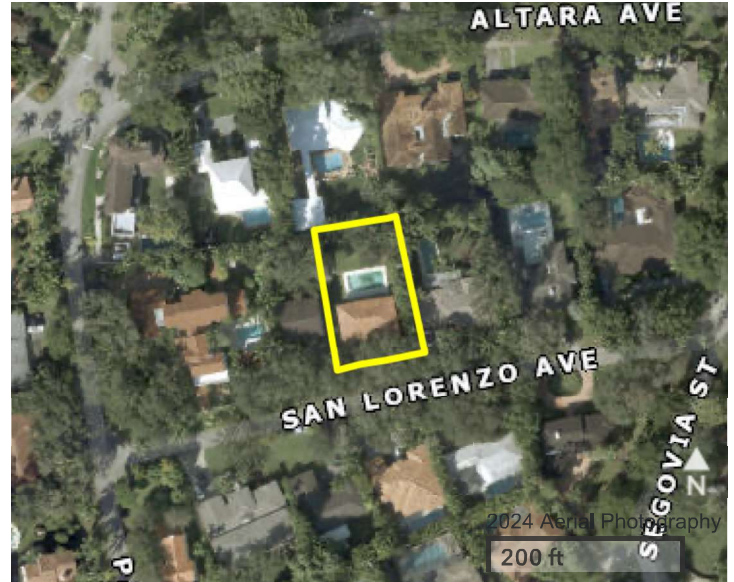
Generated On: 06/24/2025

PROPERTY INFORMATION	
Folio	03-4120-022-1460
Property Address	631 SAN LORENZO AVE CORAL GABLES, FL 33146-1342
Owner	GJNC SAN LORENZO LLC
Mailing Address	631 SAN LORENZO AVE CORAL GABLES, FL 33133
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,989 Sq.Ft
Living Area	1,434 Sq.Ft
Adjusted Area	1,696 Sq.Ft
Lot Size	11,310 Sq.Ft
Year Built	1951

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$1,470,300	\$1,187,550	\$961,350
Building Value	\$191,309	\$191,309	\$191,309
Extra Feature Value	\$16,978	\$16,978	\$16,978
Market Value	\$1,678,587	\$1,395,837	\$1,169,637
Assessed Value	\$1,051,867	\$956,243	\$869,312

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$626,720	\$439,594	\$300,325
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
20 54 41	
CORAL GABLES RIVIERA SEC PART 1	
REV PB 28-31	
LOT 19 & W28FT LOT 18 BLK 13	
LOT SIZE IRREGULAR	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,051,867	\$956,243	\$869,312
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,678,587	\$1,395,837	\$1,169,637
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,051,867	\$956,243	\$869,312
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,051,867	\$956,243	\$869,312

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/29/2017	\$100	30687-4942	Corrective, tax or QCD; min consideration
07/01/1996	\$0	17306-4567	Sales which are disqualified as a result of examination of the deed
10/01/1994	\$250,000	16548-3032	Sales which are qualified
12/01/1993	\$255,000	16195-2233	Sales which are qualified

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.miamidad.gov/info/disclaimer.asp>

City's Exhibit #1

631 San Lorenzo Ave

<u>Owner (PA Address and Sunbiz principal and mailing addresses)</u> GJNC SAN LORENZO, LLC 631 SAN LORENZO AVE CORAL GABLES, FL 33133-1342	<u>Owner (Sunbiz principal, mailing, and RA address)</u> GJNC SAN LORENZO, LLC, c/o OVERSEAS SOLUTIONS CORPORATION REGISTERED AGENT 1200 BRICKELL AVE, STE. 1950 MIAMI, FL 33131-3298
--	--

City's Exhibit #2


[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
CE-16-06-7807	06/24/2016	631 SAN LORENZO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/01/2016	07/01/2016	0.00
CE-09-11-1693	11/06/2009	631 SAN LORENZO AVE	CODE ENF WARNING PROCESS	WT3935 DAY 54-153 CITY CODE TRASH OUT PRIOR TO 6PM DAY BEFORE SCHEDULED PICKUP	final	11/06/2009	11/06/2009	0.00
CE-09-09-1868	09/08/2009	631 SAN LORENZO AVE	CODE ENF WARNING PROCESS	WT3537 DAY 54-153 CITY CODE TRASH OUT PRIOR TO 6PM DAY BEFORE SCHEDULED PICKUP	final	09/08/2009	09/08/2009	0.00
CE-08-10-1281	10/21/2008	631 SAN LORENZO AVE	CODE ENF WARNING PROCESS	(MIN) ROOF IS IN NEED OF CLEANING AND/OR PAINTING DUE TO EXCESSIVE MILDEW AND DISCOLORATION. ***BLUE FORM ENTERED***	final	10/21/2008	10/21/2008	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 #3

CODE CASES (4)		INSPECTIONS (3)	PERMITS (1)						
Permit Num...	Permit Type	Permit Wor...	Permit Status	Application ... ↓	Expiration D...	Final Date	Description	Main Addre...	
UNST-25-07-0037	Unsafe Structure & Emergency Action	Unsafe Structure & Emergency Action	Submitted	07/06/2025			The Structure is hereby declared unsafe by the Building Official, pursuant to Section 105-89 of the City Code due to the fascia and overhang of the porch roof are in complete disrepair and portions of the fascia have fallen away and are hanging, which has left exposed wood and a large hole that has allowed bees to form a hive in the roof and that allows moisture to enter the Structure.	631 SAN LORENZO AVE	

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 25-9345

vs.
GJNC SAN LORENZO, LLC
631 SAN LORENZO AVE
CORAL GABLES, FL 33133-1342

Return receipt number:
7020 2450 0001 8406 0720

**NOTICE OF UNSAFE STRUCTURE VIOLATION
AND NOTICE OF HEARING**

Date: June 27, 2025

Re: 631 San Lorenzo Ave., legally described as set forth in the attached Exhibit “A” and bearing Property Appraiser’s folio number 03-4120-022-1460 (“Property”), and the one-story residential structure on the Property, built in 1951 (“Structure”).

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. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 of the City Code; as follows:

Sec. 105-89. Physical criteria for unsafe structures.

A structure shall be considered unsafe if it meets any of the following criteria:

- (1) The structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health or public nuisance; or has been substantially damaged by the elements, fire, explosion, or otherwise.
- (2) The structure constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.
- (10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:
 - a. There is falling-away, hanging, or loose siding, blocks, bricks, or other building material.
 - b. The structure or its structural parts are deteriorated.
 - d. There is an unusual sagging or leaning out of plumb or square of the structure and such effect is caused by deterioration or over-stressing.
 - h. The structure is in violation of the minimum housing code of article V of this chapter. (See Sections 89, 224, 250, 251, 252, and 255 of Chapter 105 of the City Code, the Minimum Housing Code.)
 - l. The structure or part thereof meets any of the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the applicable codes following the expiration of a reasonable notice period.

City's Exhibit #4

Specifically, the fascia and overhang of the porch roof are in complete disrepair and portions of the fascia have fallen away and are hanging, which has left exposed wood and a large hole that has allowed bees to form a hive in the roof and that allows moisture to enter the Structure.

You must apply for, obtain, and pass final inspection on all development approvals, including, but not limited to, building permits (“Permits”) to repair the Structure or demolish it (“Required Action”).

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st floor, Coral Gables, Florida 33134, on July 14, 2025, 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 Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5383. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

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 \$1000 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.

Analyn Hernandez

Analyn Hernandez
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.

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: GJNC SAN LORENZO, LLC, c/o OVERSEAS SOLUTIONS CORPORATION, REGISTERED AGENT, 1200 BRICKELL AVE, STE. 1950, MIAMI, FL 33131
7020 2450 0001 8406 0713

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 16 and the West 28 feet of Lot 18, in Block 13 of the revised plat of CORAL GABLES RIVIERA SECTION PART-1, according to the Plat thereof, as recorded in Plat Book 28, at Page 31 of the Public Records of Miami-Dade County, Florida.

**BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,
Petitioner,

Case No. 25-0345

VS. MC SAN LORENZO, LLC
ET. SAN LORENZO AVE
CORAL GABLES, FL 33133-1142

Sumner receipt number
7020 2450 0001 4406 0720

**NOTICE OF UNSAFE STRUCTURE VIOLATION
AND NOTICE OF HEARING**

Date: June 27, 2025

Re: 631 San Lorenzo Ave., legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number 05-4120-022-1460 ("Property"), and the one-story residential structure on the Property, built in 1951 ("Structure").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 95 of the City Code, pertaining to unsafe structures. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-49 of the City Code as follows:

Sec. 105-49. Physical criteria for unsafe structures.

A structure shall be considered unsafe if it meets any of the following criteria:

- (1) The structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; hazardous; or poses a significant risk to public safety or health; or otherwise constitutes a hazard to safety or health or public nuisance; or has been substantially damaged by the elements, fire, explosion, or otherwise;
- (2) The structure constitutes a hazard to safety or health by reason of inadequate maintenance, disrepair, deterioration, or abandonment;
- (10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:
 - a. There is falling-away, hanging, or loose siding, blocks, bricks, or other building material;
 - b. The structure or its structural parts are deteriorated;
 - c. There is an unusual sagging or leaning out of plumb or square of the structure and such effect is caused by deterioration or over-stressing;
 - d. The structure is in violation of the minimum framing code of article V of this chapter. (See Sections 93, 228, 230, 251, 252, and 255 of Chapter 93 of the City Code, the Minimum Framing Code.)
 - e. The structure or part thereof meets any of the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the applicable codes following the expiration of a reasonable notice period.

Jul 2, 2025 at 2:13 PM





Jul 2, 2025 at 2:13 PM



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation

I, ANGELICA LUGO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 631 San Lorenzo Ave, ON July 2nd '25 AT 2:12 PM.

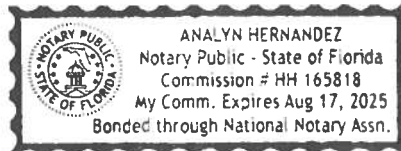
ANGELICA LUGO
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 2 day of July, in the year 2025,
by Angelica Lugo who is personally known to me.

My Commission Expires:



[Signature]
Notary Public



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
appeal your citation?

Notice of Violation

June 23, 2025

Case #:NOVI-25-06-10986

**GJNC SAN LORENZO LLC
631 SAN LORENZO AVE
CORAL GABLES, FL 33133**

Folio #: 0341200221460

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

631 SAN LORENZO AVE, Coral Gables, FL 33146---1342

The violation(s) found was:

Registration of abandoned real property - Sec. 34-202. - Registration of abandoned real property. (a)Any mortgagee who holds a mortgage on real property located within the city shall perform an inspection of the property, upon default by the mortgagor. The mortgagee shall register the property and indicate whether the property is vacant or occupied. For additional information please refer to Chapter 34, Article VII, Sec. 34-202

https://library.municode.com/fl/coral_gables/codes/code_of_ordinances?nodeId=PTIICORR_CH34NU_ARTVIIABREPR_S34-202REABREPR

(Code 2006, § 34-165; Ord. No. 2011-07, § 2(34-65), 6-7-2011; Ord. No. 2014-04, § 2, 3-11-2014; Ord. No. 2018-20, § 2, 6-12-2018)

Code Enforcement Officer Comments: Must register property as vacant. The mortgagee shall, within ten days of the inspection, register the property with the division of code enforcement, or its designee, on forms provided by the city, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.

The following steps should be taken to correct the violation:

Must register property as vacant. The mortgagee shall, within ten days of the inspection, register the property with the division of code enforcement, or its designee, on forms provided by the city, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 7/3/2025 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

561-980-5082

iluzarraga@coralgables.com

City's Exhibit #5

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

A handwritten signature in black ink, appearing to read 'Ignacio Luzarraga', written over a horizontal line.

Luzarraga, Ignacio
361-980-5082

iluzarraga@coralgables.com

631 San Lorenzo

City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100

NOVI-25-06-10986
Notice of Violation



Call #NOVI25-06-10986
Fax # 0341200221460

June 23, 2025

GJNC SAN LORENZO LLC
631 SAN LORENZO AVE
CORAL GABLES, FL 33133

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For additional information please refer to Chapter 34, Article VI, Sec. 34-202

https://library.municode.com/fl/coral_gables/codes/code_of_ordinances?nodeId=PTICODOR_CH34NU_ARTVIABREPR_34-202REABREPR

(Code 2006, § 34-183; Ord. No. 2011-07, § 204-65, 6-7-2011; Ord. No. 2014-04, § 2, 3-11-2014; Ord. No. 2018-20, § 2, 6-12-2018)

Code Enforcement Officer Comments: **Must register property as vacant.** The mortgagee shall, within ten days of the inspection, register the property with the division of code enforcement, or its designee, on forms provided by the city, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.

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561-993-5082

luzanne@cityofcoralgables.com

[Handwritten signature]

CITY OF CORAL GABLES, FLORIDA
UNIFORM CIVIL VIOLATION NOTICE

Ticket #: TICK-25-06-25151

DATE/TIME ISSUED: 6/23/2025 11:14

CODE INSPECTOR: *[Handwritten signature]*

NAME OF VIOLATOR: GJNC SAN LORENZO LLC

631 SAN LORENZO AVE

DEPARTMENT: Code En

PAYMENTS AND FEES DUE
SHOULD BE MADE TO:
CITY OF CORAL GABLES
TREASURER

Jun 23, 2025 at 6:40 PM





City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



SCAN ME
Need to search or appeal
your citation?

Code Enforcement Violation Warning

June 24, 2025

Case #:TICK-25-06-20162

**GJNC SAN LORENZO LLC
631 SAN LORENZO AVE
CORAL GABLES, FL 33133**

Folio #: 0341200221460

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

631 SAN LORENZO AVE, Coral Gables, FL 33146-1342

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Insect and rodent harborage - Sec. 105-224. - Insect and rodent harborage. Exterior property areas shall be kept free from sources of insect, vermin, and rodent breeding, harborage, and infestation. Where insect, rodent, or vermin breeding areas, harborage or infestation exist, such areas, harborage, or infestation shall be eliminated. (Code 1958, § 16A-20; Code 1991, § 12-132; Code 2006, § 105-229; Ord. No. 1142, § 2.6, 7-14-1959)

Code Enforcement Officer Comments: Beehive and bee infestation in front porch roof. Must eliminate infestation and hive.

The following steps should be taken to correct the violation:

Eliminate infestation of bees and remove beehive.

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 6/29/2025 to determine if corrective measures have been completed. If corrective measures have not been completed by 6/29/2025, a Notice of Violation and/or citation will be issued.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call Ignacio Luzarraga at 561-980-5082 for additional assistance or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Luzarraga, Ignacio
561-980-5082

iluzarraga@coralgables.com

City's Exhibit #6



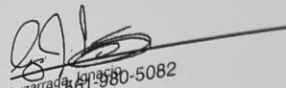
Jun 23, 2025 at 1:41 PM





Jun 23, 2025 at 2:26 PM




Luzarraga, Ignacio
561-980-5082
iluzarraga@coralgables.com



City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100



Code Enforcement Violation Warning

NOVI-25-06-20162.

June 24, 2025

Case #: TICK-25-06-20162

GJNC SAN LORENZO LLC
631 SAN LORENZO AVE
CORAL GABLES, FL 33133

Folio #: 0341200221460

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Luzarraga, Ignacio
561-980-5082
iluzarraga@coralgables.com

Jun 24, 2025 at 4:00 PM



CFN 2017R0526033
OR BK 30687 Pgs 4942-4944 (3Pgs)
RECORDED 09/20/2017 12:46:55
DEED DOC TAX \$0.60
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

COVER SHEET

This Cover page is to show the recorded the purpose of this QUIT CLAIM DEED.

This is a transfer of unencumbered Real Estate from the Grantor to the Grantor's wholly-owned subsidiary, the Grantee. According, because there is no change in beneficial ownership, the transfer is not subject to documentary stamp tax under Florida Status 201.02. See Crescent Miami Center, LLC v. Dept of Rev 903 So.2d 913 (Fla. 2005).

City's Exhibit #7

(2)

This Document Prepared By and Return to:
Alvaro Castillo P.A.
1390 Brickell Ave Suite 200
Miami Florida 33131

Parcel ID Number: 03-4120-022-1460

Warranty Deed

This Indenture, Made this 29 day of August, 2017 A.D., Between Gertrudis Contreras, individually and Jaime Contreras, as Trustee of the Gertrudis Contreras Qualified Domestic Trust Agreement dated July 30, 1996, each as to an undivided one 1/2 interest of the County of Miami-Dade, State of Florida, grantor, and GJNC San Lorenzo, LLC a Florida limited liability company whose address is: 631 San Lorenzo Ave, Coral Gables, FL 33133 of the County of Miami Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of -----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade State of Florida to wit:

Lot 19, and the West 28 feet of Lot 18, in Block 13, of Revised Plat of Coral Gables Riviera Section Part-1, according to the Plat thereof, as recorded in Plat Book 28, at Page 31, of the Public Records of Miami-Dade County, Florida.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Gertrudis Contreras
Gertrudis Contreras, Individually

Printed Name _____
Witness Alvaro Castillo

Jaime Contreras, as Trustee of the Gertrudis Contreras
Qualified Domestic Trust Agreement dated July 30, 1996.

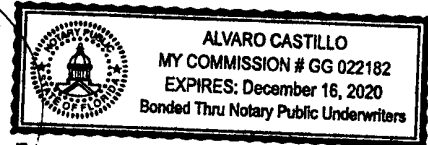
C. Paracchini
Printed Name _____
Witness C. Paracchini

Jaime Contreras
Jaime Contreras, Trustee

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 29 day of August, 2017 by Gertrudis Contreras
Who is personally known to me or who has produced his as identification.

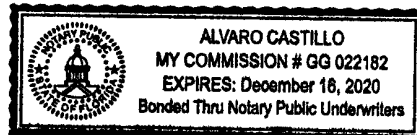
Printed Name: _____
Notary Public
My Commission Expires: / /



STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 29 day of August, 2017 by Jaime Contreras as Trustee of the Gertrudis Contreras Qualified Domestic Trust Agreement dated July 30, 1996
Who is personally known to me or who has produced his as identification.

Printed Name: _____
Notary Public
My Commission Expires: / /





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Florida Limited Liability Company
GJNC SAN LORENZO, LLC

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Principal Address

C/O OVERSEAS SOLUTIONS
1200 BRICKELL AVENUE SUITE 1950
MIAMI, FL 33131

Changed: 01/07/2025

Mailing Address

C/O OVERSEAS SOLUTIONS
1200 BRICKELL AVENUE SUITE 1950
MIAMI, FL 33131

Changed: 01/07/2025

Registered Agent Name & Address

OVERSEAS SOLUTIONS CORPORATION
1200 BRICKELL AVENUE SUITE 1950
MIAMI, FL 33131

Name Changed: 04/24/2024

Address Changed: 01/07/2025

Authorized Person(s) Detail

Name & Address

Title MGR

CONTRERAS, JAIME
C/O OVERSEAS SOLUTIONS
1200 BRICKELL AVENUE SUITE 1950
MIAMI, FL 33131

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2024	04/24/2024
2025	01/07/2025

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