



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/23/2022

Property Information	
Folio:	03-4117-008-5390
Property Address:	426 SANTANDER AVE Coral Gables, FL 33134-8200
Owner	KITU 2013 LLC
Mailing Address	250 CATALONIA AVE CORAL GABLES, FL 33134 USA
PA Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 12 / 0
Floors	2
Living Units	12
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,809 Sq Ft
Lot Size	10,000 Sq.Ft
Year Built	1961



Assessment Information			
Year	2021	2020	2019
Land Value	\$1,150,000	\$1,050,000	\$1,000,000
Building Value	\$486,390	\$314,000	\$180,000
XF Value	\$0	\$0	\$0
Market Value	\$1,636,390	\$1,364,000	\$1,180,000
Assessed Value	\$1,427,800	\$1,298,000	\$1,180,000

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$208,590	\$66,000	

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

Short Legal Description	
17 54 41 PB 20-28 CORAL GABLES BILTMORE SEC LOTS 6 & 7 BLK 35 LOT SIZE 100.000X100 OR 21633-1591 06 2003 5	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,427,800	\$1,298,000	\$1,180,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,636,390	\$1,364,000	\$1,180,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,427,800	\$1,298,000	\$1,180,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,427,800	\$1,298,000	\$1,180,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/11/2013	\$4,579,500	28844-1200	Qual on DOS, multi-parcel sale
08/27/2008	\$4,300,000	26571-0312	Deeds that include more than one parcel
06/01/2003	\$0	21633-1591	Sales which are disqualified as a result of examination of the deed

11/01/1989	\$900,000	14326-3367	Deeds that include more than one parcel
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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:

List of Service Addresses for February 2022 Unsafe Structures Cases

1) 426 Santander Ave

<u>Owner (Registered Agent address)</u> Kitu 2013, LLC c/o Nayrubit Hernandez Registered Agent 250 Catalonia Ave, Ste 801 Coral Gables, FL 33134-6727	<u>Mortgagee (mortgage assignment address)</u> U.S. Bank National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2020-SB80 One Federal Street, FL 3 Mail Code EX-MA-FED Boston, MA 02110-2014
<u>Mortgagee (FDIC address)</u> U.S. Bank National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2020-S80 425 Walnut Street Cincinnati, OH 45202-3956	

CITY'S

EXHIBIT

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[Permits and Inspections: Search Results](#)
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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-21-07-8075	07/21/2021	426 SANTANDER AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1961)	issued	07/21/2021		630.00
CE-18-11-2708	11/05/2018	426 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCHES FOR THE FOLLOWING PROPERTIES: 426 SANTANDER/416 SANTANDER/219 ANTILLA/134 SALAMANCA/126 SALAMANCA/250 CATALONIA.	final	11/05/2018	11/05/2018	0.00
CE-18-08-3637	08/15/2018	426 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	CE275531	final	08/21/2018	08/21/2018	0.00
CE-16-03-6503	03/18/2016	426 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/22/2016	03/22/2016	0.00
CE-15-02-0983	02/19/2015	426 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/23/2015	02/23/2015	0.00
BL-14-03-3586	03/31/2014	426 SANTANDER AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF \$19,000 BORAL SAXONY 900 SLATE WHITE TILE	final	05/15/2014	08/05/2014	0.00
AB-14-03-3569	03/31/2014	426 SANTANDER AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF TILE BORAL SAXONY 900 SLATE (WHITE) \$19,000	final	03/31/2014	08/05/2014	0.00
CE-14-02-3158	02/27/2014	426 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/03/2014	03/03/2014	0.00
CE-13-08-0127	08/02/2013	426 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	08/05/2013	08/05/2013	0.00
RC-11-08-6798	08/22/2011	426 SANTANDER AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION	final	08/22/2011	08/22/2011	0.00
CE-11-01-4652	01/11/2011	426 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T40995 54-153 CITY CODE (DAY) PLACING TRASH OUT PRIOR TO 6PM DAY BEFORE SCHEDULED PICKUP (APT 1)	final	01/11/2011	02/07/2011	0.00
CE-11-01-4651	01/11/2011	426	CODE ENF	T40996 54-154	final	01/11/2011	02/07/2011	0.00

CITY'S

EXHIBIT

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		SANTANDER AVE	TICKET PROCESS - NO RUNNING FINE	CITY CODE (DOP) PLACING TRASH OUT ON OTHER PROPERTY IS PROHIBITED. PLACED @ 440 SANTANDER				
CE-10-05-4886	05/25/2010	426 SANTANDER AVE	CODE ENF WARNING PROCESS	WT5764 CE WARNING 54-153 AND 54-154 CITY CODES (DAY AND DOP) DEBRIS DUMPED ACROSS STREET AT 411- GIVEN VERBAL WARNING PREV. DAY - REMOVED DEBRIS FROM 440 AND PLACED AT 411---current owner west 177th r	final	05/25/2010	08/02/2013	0.00
CE-09-09-2143	09/13/2009	426 SANTANDER AVE	CODE ENF WARNING PROCESS	WT3571 26-40 CITY CODE (ALF) ALLOWING AN ALARM TO SOUND LONGER THAN 30 MIN CREATING A NOISE NUISANCE.	final	09/13/2009	09/13/2009	0.00

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



The City of Coral Gables

Building and Zoning Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

August 24, 2011

West 177th Realty, LLC
2800 Island Blvd, #1801
Aventura, FL 33160

LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY

PROPERTY FOLIO: # 03-4117-008-5390

ADDRESS: 426 Santander Avenue, Coral Gables, FL

Dear Property Owner/Manager:

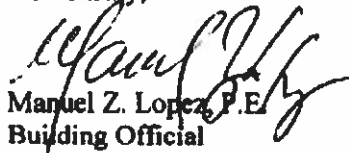
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2011. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,


Manuel Z. Lopez, P.E.
Building Official

CITY'S
EXHIBIT

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The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

2/8/2021

VIA CERTIFIED MAIL

KITU 2013 LLC
250 CATALONIA AVE
CORAL GABLES, FL 33134

7020 3160 0001 1022 2977

RE: 426 SANTANDER AVE
FOLIO # 341170085390

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in YEAR. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

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

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

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

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

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Track Another Package +

Tracking Number: 70203160000110222977

Remove X

Your item has been delivered and is available at a PO Box at 11:46 am on March 1, 2021 in CORAL GABLES, FL 33114.

USPS Tracking Plus™ Available ▾

 **Delivered, PO Box**

March 1, 2021 at 11:46 am
CORAL GABLES, FL 33114

Feedback

Get Updates ▾

Text & Email Updates	▾
Tracking History	▾
USPS Tracking Plus™	▾
Product Information	▾

See Less ^

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

FAQs

Feedback



The City of Coral Gables

7020 3160 0001 1021 7997

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

5/10/2021

KITU 2013 LLC
250 CATALONIA AVE, STE 801
CORAL GABLES, FL. 33134

RE: 426 SANTANDER AVE
FOLIO # 341170085390

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 3/22/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70203160000110217997[Remove X](#)

Your item has been delivered to an agent for final delivery in MIAMI, FL 33134 on May 17, 2021 at 11:33 am.

USPS Tracking Plus™ Available **Delivered to Agent for Final Delivery**

May 17, 2021 at 11:33 am
MIAMI, FL 33134

[Feedback](#)**Get Updates** **Text & Email Updates****Tracking History****USPS Tracking Plus™****Product Information****See Less**

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FAQs

Feedback



Date: 07/21/2021

Dear City of Coral Gables Building Official,

Referent to property:
426 Santander Ave
Coral Gables, FL 33134

In response to the City's request for clarification of the letter/report dated 07/19/2021
by Miami Engineering and Inspections and Ricardo A. Neyra,

The building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed.

Repairs should not exceed 180 days. If more time is needed, a determination on the acceptance of continued occupancy will again be evaluated.

Sincerely,

Signature



Digitally signed by
RICARDO A NEYRA
DN: c=US, o=MIAMI
ENGINEERING AND
INSPECTIONS,
ou=A01410D00000
173E1825CBC0003
CEEE, cn=RICARDO
A NEYRA
Date: 2021.07.21
11:10:17 -04'00'



The City of Coral Gables

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

July 26, 2021

*Sent via first class and
certified mail,
return receipt number:*

7020 3160 0001 1022 0508

KITU 2013 LLC
250 Catalonia Ave
Coral Gables, Fl. 33134

ADDRESS: 426 Santander Ave

PROPERTY FOLIO: 03-4117-008-5390

Dear Property Owner:

This Department has received the Building Recertification Report ("Report"), prepared by the Professionals listed below, that you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for continued occupancy as prescribed in the Miami-Dade County code, Section 8-11.

The Professional that completed the Structural Report is:

Ricardo A Neyra P.E
PE # 30641
8850 SW 25 St
Miami, Fl. 33165
mei@meinspections.com
(305) 905-9601

The professional that completed the Electrical Report is:

Ricardo A Neyra P.E
PE # 30641
8850 SW 25 St
Miami, Fl. 33165
mei@meinspections.com
(305) 905-9601

If you have any questions regarding this Report, please contact the original architect/engineer which prepared the Report.

A letter from Miami Engineering and Inspections and Ricardo A Neyra P.E. dated 7/21/21 has been submitted indicating "the building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed".

In addition, if repairs are not completed within 180 days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property ("Emergency Action"). Additionally, The City may request that Florida Power and Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the property for the cost of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter (s) indicating the structure is now recommended for recertification.

Sincerely,



Suramy Cabrera, P.E.
Building Official

cc: Manuel Lopez P.E., Deputy Building Official
Construction Regulation Board File



City of Coral Gables
Development Services Department
PLANS DROP OFF FORM

PLEASE COMPLETE THE FOLLOWING INFORMATION
PLEASE WRITE LEGIBLY

DATE OF SUBMITTAL: 07/21/2021

PERMIT OR AB NO.: 426 Spindler

PROPERTY ADDRESS: 250 CATALONIA AVE STE 804

CONTACT NAME (PRINT): NAYRUBIT HERNANDEZ

PHONE NUMBER: (786) 302 0187

EMAIL (PRINT): Nhernandez@cataloniacorp.com

PLEASE ENSURE NEW SHEETS ARE PERFORATED, INSERTED INTO BOTH PLANS, & ORIGINAL SHEET(S) BEING REPLACED ARE VOIDED PRIOR TO DROP OFF

PENDING UPFRONT OR PRELIMINARY FEES WILL NOT COMMENCE REVIEW & WILL BE FILED AS REJECTED.

Briefly describe the submittal & check where applicable:

- | | |
|--|--|
| <input type="checkbox"/> NEW HOUSE/BUILDING | <input type="checkbox"/> BLDG ELEC MECH PLUM - NO MASTER |
| <input type="checkbox"/> BOA RESUBMITTAL | <input type="checkbox"/> SHOP DRAWINGS REVISION TO MASTER |
| <input type="checkbox"/> PAINT COLOR APPROVAL | <input type="checkbox"/> FIRE - SPRINKLER ALARM CIVIL |
| <input type="checkbox"/> CORRECTIONS TO COMMENTS
ROUTE TO _____ | <input type="checkbox"/> NEW INTERIOR RENOVATION |

COMMENTS 40 years Recertification Report

Attention: Incomplete submittals will not be reviewed.

Additional E mail: FAlmandoz@optimumcorp.us

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-3613

vs.

Kitu 2013, LLC
c/o Nayrubit Hernandez
Registered Agent
250 Catalonia Ave, Ste 801
Coral Gables, FL 33134-6727

Respondent.

Return receipt number:

7020 3160 0001 1022 1413

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

Date: January 31, 2022

Re: 426 Santander Ave., Coral Gables, FL 33134, LOTS 6 & 7 BLK 35 CORAL GABLES BILTMORE
SIC., PB 20-28 and 03-4117-008-5390 ("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 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on February 14, 2022, 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 Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

CITY'S

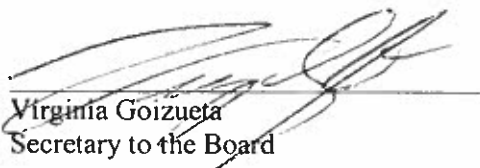
EXHIBIT

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If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.



Virginia Goizueta
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., U.S. Bank National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2020-S80, 425 Walnut Street, Cincinnati, OH 45202-3956; U.S. Bank National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2020-SB80, One Federal Street, FL 3 Mail Code EX-MA-FED, Boston, MA 02110-2014

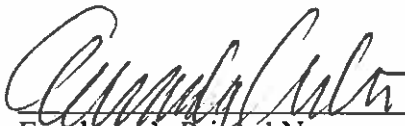


CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 22-3613

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 426 Santander Ave, ON January 31, 2022 AT 9:15 a.m. AND
WAS ALSO POSTED AT CITY HALL.

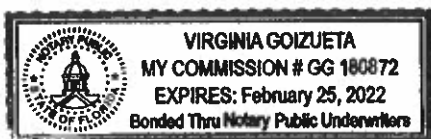

Employee's Printed Name
EDUARDO MARTIN


Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 31st day of January, in the year 2022, by
EDUARDO MARTIN who is personally known to me.

My Commission Expires:




Notary Public

CITY'S

EXHIBIT 7



EXHIBIT

8

CFN 2013R0775791
DR 8k 28844 Pg 1200f (1pg)
RECORDED 09/30/2013 10:56:51
DEED DOC TAX 27,477.00
SURTAX 20,607.75
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

KITU 2013, LLC

Filing Information

Document Number	L13000103962
FEI/EIN Number	46-3427806
Date Filed	07/22/2013
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	03/04/2014
Event Effective Date	NONE

Principal Address

250 CATALONIA AVE., STE-801
CORAL GABLES, FL 33134

Mailing Address

250 CATALONIA AVE., STE-801
CORAL GABLES, FL 33134

Registered Agent Name & Address

HERNANDEZ, NAYRUBIT
250 CATALONIA AVE., STE-801
CORAL GABLES, FL 33134

Name Changed: 01/19/2017

Authorized Person(s) Detail

Name & Address

Title AMBR, MGR

KITU INVESTMENT, INC.
250 CATALONIA AVE., STE-801

CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	03/08/2020
2021	03/07/2021

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CFN 2013R0775792
OR Bk 28844 Pgs 1201 - 1220; (20pgs)
RECORDED 09/30/2013 10:56:51
MTG DOC TAX 10,325.00
INTANG TAX 5,900.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Return to:
Gary R Marlin, Esquire

Address:
250 Catalonia Avenue
Suite 304
Coral Gables, Florida 33134

This Instrument Prepared by:
G. Frank Quesada, Esquire

Address:
1313 Ponce de Leon Blvd.
Suite 200
Coral Gables, Florida 33134

MORTGAGE AND SECURITY AGREEMENT

Date: September 13, 2013

Mortgagor: **Kitu 2013, LLC**, a Florida limited liability company
250 Catalonia Avenue, Suite 801, Coral Gables, Florida 33134

Mortgagee: **Eastern National Bank**, a National Banking Corporation
799 Brickell Plaza, 10th Floor, Miami, Florida 33131

Amount of initial indebtedness secured hereby: \$2,950,000.00

Date Final Payment Due: September 27, 2023

WITNESSETH:

To secure the payment, performance and observance by Mortgagor of that certain Promissory Note of even date herewith executed by Mortgagor in favor of Mortgagee (the "Note"), this Mortgage and Security Agreement (the "Mortgage"), and all other documents and instruments delivered to Mortgagee in connection with the loan secured hereby, including the Commitment Letter, if any (collectively, the "Loan Documents"), and to charge the properties, interests and rights hereinafter described with such payment, performance and observance and for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to Mortgagor duly paid by Mortgagee, and for other valuable consideration, Mortgagor hereby executes and delivers this Mortgage and grants, bargains, sells, mortgages and assigns to Mortgagee and its successors and assigns forever, all of the following-described real estate, properties, interests and rights (all

g:\active client files\eastern national bank (901)\Kitu 2013 llc - \$2,950,000 (901-634)\Loan docs\mortgage and security agreement.doc

IN WITNESS WHEREOF, Mortgagor has caused this instrument to be executed on the date set forth above.

Signed, sealed and delivered
in the presence of:


(Signature of Witness)

Julissa Lopez
(Print Name of Witness)


(Signature of Witness)

Juan C. Valdez
(Print Name of Witness)

Kitu 2013, LLC,
a Florida limited liability company

By its Manager:


Kitu Investment, Inc.,
a Panama corporation

By: 
Ettore Nardi, President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Ettore Nardi, as President of Kitu Investment, Inc., a Panama corporation, the Manager of Kitu 2013, LLC, a Florida limited liability company, or who has produced Venezuelan passport # 5281548 as identification and who did take an oath and acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said company.

WITNESS my hand and official seal in the County and State last aforesaid this 13 day of September, 2013.


NOTARY PUBLIC, State of Florida at Large
Julissa Lopez
(Print Name)

My Commission expires:



THIS INSTRUMENT PREPARED BY,
RECORDED AND RETURN TO:

Dewey Nguyen, Esq.
Carlton Fields, P.C.
1025 Thomas Jefferson Street, NW
Suite 400 West
Washington, DC 20007-5208

(Reserved)

NOTICE TO RECORDER:

FLORIDA DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$1,873.90 AND
NONRECURRING INTANGIBLE TAX IN THE AMOUNT OF \$1,070.65 ARE BEING PAID
IN CONNECTION WITH AN INCREASE IN THE UNPAID PRINCIPAL AMOUNT TO
\$2,980,000.00 TO EVIDENCE AN ADDITIONAL ADVANCE IN THE AMOUNT OF
\$535,325.20 MADE BY LENDER TO BORROWER..

**AMENDED AND RESTATED
MULTIFAMILY MORTGAGE,
ASSIGNMENT OF RENTS
AND SECURITY AGREEMENT**

FLORIDA

(Revised 3-1-2014)

Advances as against the rights of creditors or subsequent purchasers for value. Borrower will, immediately upon request by Lender, execute and deliver to Lender a promissory note evidencing each Future Advance together with a notice of such Future Advance in recordable form. All promissory notes evidencing Future Advances will be secured, pari passu, by the Lien of this Instrument, and each reference in this Instrument to the Note will be deemed to be a reference to all promissory notes evidencing Future Advances.

34. WAIVER OF TRIAL BY JURY.

- (a) **BORROWER AND LENDER EACH COVENANTS AND AGREES NOT TO ELECT A TRIAL BY JURY WITH RESPECT TO ANY ISSUE ARISING OUT OF THIS INSTRUMENT OR THE RELATIONSHIP BETWEEN THE PARTIES AS BORROWER AND LENDER THAT IS TRIABLE OF RIGHT BY A JURY.**
- (b) **BORROWER AND LENDER EACH WAIVES ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO SUCH ISSUE TO THE EXTENT THAT ANY SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN BY EACH PARTY, KNOWINGLY AND VOLUNTARILY WITH THE BENEFIT OF COMPETENT LEGAL COUNSEL.**

35. Attached Riders. The following Riders are attached to this Instrument:

NONE.

36. Attached Exhibits. The following Exhibits, if marked with an "X" in the space provided, are attached to this Instrument:

- | | | |
|-------------------------------------|-----------|--|
| <input checked="" type="checkbox"/> | Exhibit A | Description of the Land (required) |
| <input checked="" type="checkbox"/> | Exhibit B | Modifications to Instrument |
| <input type="checkbox"/> | Exhibit C | Ground Lease Description (if applicable) |

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, Borrower has signed and delivered this Instrument or has caused this Instrument to be signed and delivered by its duly authorized representative.

BORROWER:

Witnesses:

KITU 2013,LLC
a Florida limited liability company

1.) Sign: APPrint Name: Javier HB.

By: **KIET INVESTMENT, INC.**
a Panamanian corporation
its Manager

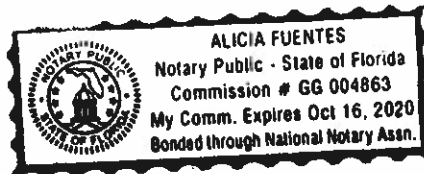
2.) Sign: Nayubit HernandezPrint Name: NAYUBIT HERNANDEZ

By: [Signature] (SEAL)
Name: **MARIA JOSE NARDI**
Title: **PRESIDENT**

ACKNOWLEDGMENTSTATE OF FloridaCOUNTY OF Miami Dade ss:

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this August 10, 2020 (date) by MARIA JOSE NARDI, as PRESIDENT of **KIET INVESTMENT, INC.**, a Panamanian corporation, which is the Manager of **KIET 2013,LLC**, a Florida limited liability company, on behalf of the corporation. He/she is personally known to me or has produced _____ (type of identification) as identification.

[Signature]
Notary Public

Printed Name: ALICIA FUENTESMy Commission Expires: 10/16/20Commission # GG 004863

LENDER:

ARBOR AGENCY LENDING, LLC
a New York limited liability company

By: _____ (SEAL)
Name: Kenneth Dowling
Title: Authorized Signatory

Witnesses:

- 1.) Sign: Kaitlyn Berkowitz
Print Name: Kaitlyn Berkowitz
- 2.) Sign: Ryan Simpson
Print Name: Ryan Simpson

ACKNOWLEDGMENT

State of New York

County of Nassau

ss:

On this 3 day of August, 2020, before me, the undersigned officer, personally appeared Kenneth Dowling, who I am satisfied is the individual named in the foregoing instrument as Authorized Signatory of Arbor Agency Lending, LLC, and on behalf of such limited liability company did acknowledge that he/she executed the foregoing instrument as his/her voluntary act and deed, and as the voluntary act and deed of said limited liability company, for the purposes therein contained.

Lisa Allocca
Notary Public

Print Name: LISA ALLOCCA
Notary Public, State of New York
No. 01AL6286050
Qualified in Nassau County
Commission Expires July 22, 2021
My commission expires: _____

EXHIBIT A

DESCRIPTION OF THE LAND

Lots 6, 7, 8, 9 and 10, Block 35, Coral Gables Biltmore Section, according to the Plat thereof, as recorded in Plat Book 20, Page 28, Public Records of Miami-Dade County, Florida.

EXHIBIT B**MODIFICATIONS TO INSTRUMENT**

The following modifications are made to the text of the Instrument that precedes this Exhibit:

IN THE FIRST PARAGRAPH OF TEXT STARTING WITH "Borrower is indebted to Lender...", THE WORDS "Multifamily Note" SHOULD BE CHANGED TO "Amended and Restated Multifamily Note."

ADD A NEW NUMBERED SECTION TO THE END OF THE INSTRUMENT AS FOLLOWS:

37. NO NOVATION; NO DEFENSES.

- (a) Neither this Instrument nor the Note is a substitution or novation of the indebtedness of the Original Note. Neither this Instrument nor the Note extinguishes the indebtedness of the Original Note or discharges or releases or in any way adversely affects the lien or lien priorities of the Original Mortgage or any other security for the indebtedness of the Original Note. In the event that any of the provisions of this Instrument shall be construed by a court of competent jurisdiction as operating to affect the lien priority of the Original Mortgage over claims which would otherwise be subordinate thereto, then at the sole option of Lender, Lender may treat such provisions as void and of no force or effect and enforce the provisions of the Original Mortgage as modified by this Instrument excluding such provisions, or at the sole option of Lender, Lender may enforce the Original Mortgage pursuant to the terms therein contained, independent of this Instrument to the extent that third persons acquiring an interest in such real property between the time of recording of the Original Mortgage and the recording hereof are prejudiced by this Instrument. However, if Lender elects either such option, the parties hereto, as between themselves, shall in all events be bound by all the terms and conditions of this Instrument and the Note until all Indebtedness owing from Borrower to Lender shall have been paid in full.
- (b) Borrower hereby confirms that it has no defenses or offsets of any kind against any of the indebtedness due under the Original Note. Borrower hereby waives any claim which it may have with respect to the Original Note or Original Mortgage, or any other document executed in connection therewith or related thereto, as the same may have been modified, or as hereby or hereafter modified. Borrower agrees not to raise any such defenses or claims in any civil proceedings or otherwise.

This Instrument Prepared By:
Juan C. Valdes, Esq.
Quesada Valdes, PLLC
1313 Ponce de Leon Blvd., Suite 200
Coral Gables, Florida 33134

ASSIGNMENT OF NOTE, MORTGAGE AND OTHER LOAN DOCUMENTS

THIS ASSIGNMENT OF NOTE, MORTGAGE AND OTHER LOAN DOCUMENTS (the "Assignment") is made by **EASTERN NATIONAL BANK**, a National Banking Corporation, whose mailing address is 9700 South Dixie Highway, Suite 710, Miami, Florida 33156 ("Assignor"), to and in favor of **Arbor Agency Lending, LLC**, a New York limited liability company ("Assignee"), whose mailing address is 3370 Walden Avenue, Suite 114, Depew, New York 14043, relating to an obligation of **KITU 2013, LLC**, a Florida limited liability company, having an address at 250 Catalonia Ave, Suite 801, Coral Gables, Florida 33134 (the "Borrower"),

RECITALS:

A. The Borrower is indebted to Assignor pursuant to that certain Promissory Note dated September 13, 2013, in the original principal amount of \$2,950,000.00, as subsumed in that certain Amended, Restated and Modified Promissory Note in the original principal amount of \$2,578,020.56 executed by Borrower in favor of Assignor and dated October 1, 2018 (the "Note").

B. The Note is secured by, *inter alia*: (i) that certain Mortgage and Security Agreement dated September 13, 2013 and filed for record September 30, 2013, in Official Records Book 28844, Page 1201, of the Public Records of Miami-Dade County, Florida (the "Mortgage"); (ii) that certain Assignment of Leases, Rents and Profits dated September 13, 2013 and filed for record on September 30, 2013 in Official Records Book 28844, Page 1221, of the Public Records of Miami-Dade County, Florida (the "Assignment of Rents"); and (iii) that certain UCC-1 Financing Statement filed for record September 30, 2013 in Official Records Book 28844, Page 1228, of the Public Records of Miami-Dade County, Florida (the "Financing Statement").

C. The Note, the Mortgage, the Assignment of Rents, the Financing Statement and those other documents more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, executed in conjunction therewith are hereinafter collectively referred to as the "Loan Documents".

D. For valuable consideration granted by Assignee to Assignor, receipt of which is hereby acknowledged, Assignor agrees to absolutely assign the Note, Mortgage, Assignment of Leases, Financing Statement and the remaining Loan Documents, on the terms and conditions more particularly set forth below.

AGREEMENT:

NOW, THEREFORE, for and in consideration of the premises, the covenants herein set forth, together with other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, Assignor SELLS, NEGOTIATES, ASSIGNS, ENDORSES, TRANSFERS, GRANTS, CONVEYS, and DELIVERS unto Assignee all of the Assignor's right, title, interest and benefit to, in and under the Loan Documents and the sums payable thereunder, with interest from the 19 day of August, 2020 without recourse and

IN WITNESS WHEREOF, this Assignment has been executed by the parties hereto effective as of the 14 day of August, 2020 (notwithstanding the date of notarization).

WITNESSES:

ASSIGNOR:

EASTERN NATIONAL BANK, a National Banking Corporation

[Signature]
Print Name: VERONICA UNGO

[Signature]
Print Name: WILKS RODRIGUEZ

By: [Signature]
Print Name: Gertrudis Caro
Title: Senior Vice President

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

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Gertrudis Caro as Sr. Vice President of **EASTERN NATIONAL BANK**, a National Banking Corporation, who is personally known to me or who has produced as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of August, 2020.



[Signature]
Notary Public

Jeannette Lopez
Typed, printed or stamped name of Notary Public

My Commission Expires:

without representations or warranties, express or implied, unless otherwise set out in a writing signed by Assignor and Assignee; provided, however, Assignor does warrant and represent to Assignee as follows: (i) the Assignor owns the Loan Documents free and clear of all liens and encumbrances; (ii) Assignor has not assigned, pledged, encumbered or otherwise hypothecated the Loan Documents; and (iii) the party signing this Assignment and the Allonge are duly authorized to do so and this Assignment and the Allonge are valid, binding and enforceable against the Assignor. In addition, Assignor authorizes Assignee to file any UCC-3 Financing Statement with respect to any State UCC-1 filing.

TO HAVE AND TO HOLD the same together with all rights, title, interests, privileges, claims, demands and equities existing and to exist in connection therewith unto Assignee, its successors and assigns forever.

Upon the terms and conditions stipulated herein, Assignor expressly waives and releases in favor of Assignee any and all rights that Assignor may now have or hereinafter have to establish or enforce any lien or security interest, if any, securing payment of the indebtedness arising pursuant to the loan described above.

Assignor directs that all payments hereafter due under the Loan Documents be made directly to Assignee.

Borrower hereby RELEASE(S) AND DISCHARGE(S) the Assignor and its predecessors, successors, assigns, officers, managers, directors, shareholders, employees, agents, attorneys, representatives, parent corporations, subsidiaries, and affiliates (collectively referred to as "Affiliates"), and does(do) hereby indemnify and hold harmless Assignor and Assignee, jointly and severally, from any and all claims, counterclaims, demands, damages, debts, agreements, covenants, suits, contracts, obligations, liabilities, accounts, offsets, rights, actions and causes of action of any nature whatsoever, including, without limitation, all claims, demands, and causes of action for contribution and indemnity, whether arising at law or in equity (including without limitation, claims of fraud, duress, mistake, tortious interference or usury), whether presently possessed or possessed in the future, whether known or unknown, whether liability be direct or indirect, liquidated or unliquidated, whether presently accrued or to accrue hereafter, whether or not heretofore asserted, for or because of or as a result of any act, omission, communication, transaction, occurrence, representation, promise, damage, breach of contract, fraud, violation of any statute or law, commission of any tort, or any other matter whatsoever or thing done, omitted or suffered to be done by the Assignor or its Affiliates, INsofar AS THE SAME ARISE OUT OF OR RELATE TO THE LOAN AND/OR THE LOAN DOCUMENTS, which have occurred in whole or in part, or were initiated at any time up to and through the execution of this Assignment, except as may arise pursuant to this Assignment or any other document or instrument executed by Assignor in connection with this Assignment.

This Assignment may be executed in a number of multiple identical counterparts which, when taken together, shall constitute collectively one (1) Assignment, but in making proof of this Assignment it shall not be necessary to produce or account for more than one such counterpart executed by the party to be charged.

IN WITNESS WHEREOF, this Assignment has been executed by the parties hereto effective as of the 14 day of August, 2020 (notwithstanding the date of notarization).

BORROWER:

Kitu 2013, LLC, a Florida limited liability company

By its Manager:

Kitu Investment, Inc, a Panamanian corporation

By:

Maria Jose Nardi, President

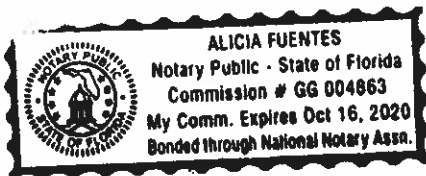
JAVIER HERNANDEZ

AUCIA FUENTES

STATE OF Florida)
COUNTY OF Miami Dade) SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by **Maria Jose Nardi**, as President of Kitu Investment, Inc., a Panamanian corporation, as **Manager of Kitu 2013, LLC**, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of August, 2020.



Alicia Fuentes
Notary Public

AUCIA FUENTES

Typed, printed or stamped name of Notary Public
My Commission Expires:

EXHIBIT "A"

LOAN DOCUMENTS

1. Continuing Guaranty from Kiet Investment, Inc. dated August 12, 2013
2. Continuing Guaranty Agreement of Ettore Nardi dated September 13, 2013, which Continuing Guaranty Agreement is confirmed by that certain Confirmation of Guaranty dated October 1st, 2018.

Prepared by, and after recording
return to:

Dewey Nguyen, Esq.
Carlton Fields, P.C.
Suite 400 West
1025 Thomas Jefferson Street, NW
Washington, DC 20007-5208

ASSIGNMENT OF SECURITY INSTRUMENT

(Revised 4-10-2019)

FOR VALUABLE CONSIDERATION, ARBOR AGENCY LENDING, LLC, a limited liability company organized and existing under the laws of New York ("**Assignor**"), having its principal place of business at 3370 Walden Avenue, Suite 114, Depew, New York 14043, hereby assigns, grants, sells and transfers to the **FEDERAL HOME LOAN MORTGAGE CORPORATION**, a corporation organized and existing under the laws of the United States ("**Assignee**"), having its principal place of business at 8200 Jones Branch Drive, McLean, Virginia 22102, and Assignee's successors, transferees and assigns forever, all of the right, title and interest of Assignor in and to the Amended and Restated Multifamily Mortgage, Assignment of Rents and Security Agreement, dated August 19, 2020, entered into by **KITU 2013, LLC**, a Florida limited liability company ("**Borrower**") for the benefit of Assignor, securing an indebtedness of Borrower to Assignor in the principal amount of \$2,980,000.00 previously recorded in the land records of Miami-Dade County, Florida ("**Security Instrument**"), which indebtedness is secured by the property described in Exhibit A attached to this Assignment and incorporated into it by this reference.

Together with the Note or other obligation described in the Instrument and all obligations secured by the Security Instrument now or in the future.

IN WITNESS WHEREOF, this Assignment of Security Instrument is effective as of August 19, 2020.

[SIGNATURE AND ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE]

Witnesses:

ARBOR AGENCY LENDING, LLC
a New York limited liability company1.) Sign: Laura DowlingPrint Name: Laura Dowling2.) Sign: George SountasPrint Name: George SountasBy: [Signature] (SEAL)
Name: Kenneth Dowling
Title: Authorized Signatory**ACKNOWLEDGMENT**State of New YorkCounty of Nassau

ss:

On this 2nd day of July, 2020, before me, the undersigned officer, personally appeared Kenneth Dowling, who I am satisfied is the individual named in the foregoing instrument as Authorized Signatory of **Arbor Agency Lending, LLC**, and on behalf of such limited liability company did acknowledge that he/she executed the foregoing instrument as his/her voluntary act and deed, and as the voluntary act and deed of said limited liability company, for the purposes therein contained.

[Signature]
 Notary Public

Print Name: _____

My commission expires: _____

KAREN SOUNTAS
 Notary Public, State of New York
 No. 01806324443
 Qualified in Nassau County
 Commission Expires May 11, 2023

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Lots 6, 7, 8, 9 and 10, Block 35, Coral Gables Biltmore Section, according to the Plat thereof, as recorded in Plat Book 20, Page 28, Public Records of Miami-Dade County, Florida.

This instrument was prepared by and
after recordation return to:

Nick Barzellone	Jurisdiction:	Miami-Dade County
McCoy & Orta, P.C.	State:	Florida
100 North Broadway, 26 th Floor	Loan No.:	502241586
Oklahoma City, OK 73102	M&O Ref.:	7674.066
Telephone: (888) 236-0007	Loan Name:	Biltmore Villas

**ASSIGNMENT OF AMENDED AND RESTATED MULTIFAMILY MORTGAGE,
ASSIGNMENT OF RENTS AND SECURITY AGREEMENT**

FOR VALUE RECEIVED, **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose address is 8200 Jones Branch Drive, McLean, VA 22102 ("Assignor"), conveys, assigns, transfers, and sets over unto **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE SECURITIES, INC., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2020-SB80**, ("Assignee"), whose address is One Federal Street, 3rd Fl., Mail Code EX-MA-FED, Boston, MA 02110 without recourse, representation or warranty, express or implied, except as set forth in that certain related Mortgage Loan Purchase Agreement, all the right, title and interest of Assignor in and to the Amended and Restated Multifamily Mortgage, Assignment of Rents and Security Agreement and other documents, if any, described in Schedule A attached hereto and incorporated herein, together with the note or notes described therein, and all other documents and instruments relating to or securing said Amended and Restated Multifamily Mortgage, Assignment of Rents and Security Agreement or note or notes described therein, encumbering, among other things, the premises described in Exhibit A attached hereto and incorporated herein and the improvements thereon.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns forever.

Dated this 22nd day of October, 2020, to be effective as of the 20th day of November, 2020.

FEDERAL HOME LOAN MORTGAGE CORPORATION,
a corporation organized and existing under the laws of the
United States

By: [Signature]
Name: Maria B. Winstel
Title: Director
Multifamily Operations

STATE OF VIRGINIA

§
§
§

COUNTY OF FAIRFAX

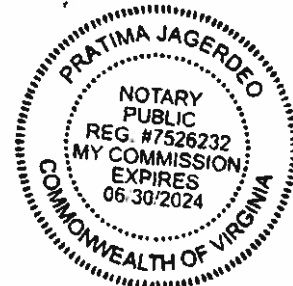
On the 22nd day of October, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Maria B. Winstel, Director, Multifamily Operations, of Federal Home Loan Mortgage Corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument, and that such individual made such appearance before the undersigned, in Fairfax County, Virginia.

WITNESS my hand and official seal.

[SEAL]

My Commission Expires:

[Signature]
Name of Notary Public



Freddie Mac Loan Number: 502241586
M&O File No.: 7674.066
Loan Name: Biltmore Villas
Pool: SB-80

SCHEDULE A

Amended and Restated Multifamily Mortgage, Assignment of Rents and Security Agreement dated as of August 19, 2020, by KITU 2013,LLC, a Florida limited liability company, to ARBOR AGENCY LENDING, LLC ("Original Lender"), in the amount of \$2,980,000.00 ("Mortgage"), recorded on August 25, 2020, as Clerk's File Number 20200476284, in Book 32068, Page 3741 in the office of the Clerk of Court of Miami-Dade County, Florida ("Real Estate Records").

The Mortgage was assigned from Original Lender to FEDERAL HOME LOAN MORTGAGE CORPORATION by that certain Assignment of Security Instrument dated as of August 19, 2020, and recorded on August 25, 2020, as Clerk's File Number 20200476285, in Book 32068, Page 3766, in the Real Estate Records.

Loan No.: 502241586
M&O File No.: 7674.066
Loan Name: Biltmore Villas
Pool: SB-80

EXHIBIT A
LEGAL DESCRIPTION

Lots 6, 7, 8, 9 and 10, Block 35, Coral Gables Biltmore Section, according to the Plat thereof, as recorded in Plat Book 20, Page 28, Public Records of Miami-Dade County, Florida.

Loan No.: 502241586
M&O File No.: 7674.066
Loan Name: Biltmore Villas
Pool: SB-80

[Home](#) > [Resources](#) > [Data Tools](#) > [BankFind Suite](#) > Find Institutions by Name & Location[Help](#) [BankFind Suite Home](#)[Back to Search Results](#)

U.S. Bank National Association



Institution Details

Data as of 01/24/2022

**FDIC Insured**
Since 01/01/1934**FDIC Cert #**
6548**Established**
07/13/1863**Bank Charter Class**
National Banks, member of the
Federal Reserve Systems (FRS)**Primary Federal Regulator**
Comptroller of the Currency**Secondary Federal Regulator**
CFPB**Main Office Address**
425 Walnut Street
Cincinnati, OH 45202**Primary Website**
www.usbank.com**Locations**
2,274 domestic locations: 27 states
and 0 territories.
1 in foreign location.**Financial Information**
[Create financial reports for this
institution](#)**Consumer Assistance**
HelpWithMyBank.gov**Contact the FDIC**
[U.S. Bank National Association](#)

Get additional detailed information by selecting from the following:

[Locations](#)[History](#)[Institution Profile](#)[Other Names](#)**2,275 Branch Offices**[Hide](#) 

Results

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1

2

3

4

5

...

91



Page #

Go

 UNINUM	 Branch Number	 Name	Address	 City	 County	 State	 Ser
--	---	--	---------	--	--	---	---

4383	Main Office	U.S. Bank National Association	425 Walnut Street Cincinnati, OH 45202	Cincinnati	Hamilton	OH	Full Service Branch
210669	1	Blue Ash Branch	9545 Kenwood Road Cincinnati, OH 45242	Cincinnati	Hamilton	OH	Full Service Branch
210671	3	Queensgate Branch	925 West Eighth Street Cincinnati, OH 45203	Cincinnati	Hamilton	OH	Full Service Branch
210672	4	University Branch	530 East University Avenue Cincinnati, OH 45219	Cincinnati	Hamilton	OH	Full Service Branch
210673	5	Clifton Branch	425 Ludlow Avenue Cincinnati, OH 45220	Cincinnati	Hamilton	OH	Full Service Branch
210674	6	Hyde Park Branch	3424 Edwards Road Cincinnati, OH 45208	Cincinnati	Hamilton	OH	Full Service Branch
210680	12	Roselawn Branch	7660 Reading Road Cincinnati, OH 45237	Cincinnati	Hamilton	OH	Full Service Branch

210683	15	Lockland Branch	131 Williams Street Cincinnati, OH 45215	Cincinnati	Hamilton	OH	Full Service Branch
210684	16	Miamitown Branch	6915 State Route 128 Miamitown, OH 45041	Miamitown	Hamilton	OH	Full Service Branch
210685	17	Mount Healthy Branch	7433 Hamilton Avenue Cincinnati, OH 45231	Cincinnati	Hamilton	OH	Full Service Branch
210687	19	Norwood Branch	4525 Montgomery Road Cincinnati, OH 45212	Cincinnati	Hamilton	OH	Full Service Branch
210688	20	Springdale Branch	11751 Princeton Road Cincinnati, OH 45246	Cincinnati	Hamilton	OH	Full Service Branch
210689	21	Western Woods Branch	6240 Glenway Avenue Cincinnati, OH 45211	Cincinnati	Hamilton	OH	Full Service Branch
210690	22	Colerain Hills Branch	8250 Colerain Avenue Cincinnati,	Cincinnati	Hamilton	OH	Full Service Branch

			OH 45239				
			7350				
210691	23	Anderson Hills Branch	Beechmont Avenue Cincinnati, OH 45230	Cincinnati	Hamilton	OH	Full Service Branch
			7137 Miami Avenue Cincinnati, OH 45243	Cincinnati	Hamilton	OH	Full Service Branch
210692	24	Madeira Branch					
			10851 Montgomery Road Cincinnati, OH 45242	Cincinnati	Hamilton	OH	Full Service Branch
210693	25	Montgomery Branch					
			828 McClelland Road Milford, OH 45150	Milford	Clermont	OH	Full Service Branch
210695	28	Milford Branch					
			7435 Wooster Pike Suite B7 Cincinnati, OH 45227	Cincinnati	Hamilton	OH	Full Service Branch
210697	30	Mariemont Branch					
			9184 Winton Road Cincinnati, OH 45231	Cincinnati	Hamilton	OH	Full Service Branch
210702	35	Brentwood Branch					
			7739 Montomerv				Full Service

210703	36	Kenwood Branch	Kenwood Road Cincinnati, OH 45236	Cincinnati	Hamilton	OH	Full Service Branch
210704	37	Mt. Washington Branch	2261 Beechmont Avenue Cincinnati, OH 45230	Cincinnati	Hamilton	OH	Full Service Branch
210706	39	Blue Ash North Branch	11200 Kenwood Road Cincinnati, OH 45242	Cincinnati	Hamilton	OH	Full Service Branch
210712	46	Landen Branch	3310 West Us 22 Loveland, OH 45140	Loveland	Warren	OH	Full Service Branch
210713	47	Ohio Pike Branch	1259 West Ohio Pike Amelia, OH 45102	Amelia	Clermont	OH	Full Service Branch

RC-21-07-8075



Date: 07/19/2021

CITY OF CORAL GABLES

Building Department

RE: Safety Structural Inspection for Building Recertification (40 years or older)

Property Address: 426 SANTANDER AVE, CORAL GABLES, FL 33134

Folio No. 03-4117-008-5390

Case No.

Owner Name: KITU 2013 LLC

Dear Building Official:

I, RICARDO A NEYRA, P.E., with registration in the State of Florida, having performed the required structural inspection for recertification on the above referenced building (426 SANTANDER AVE, CORAL GABLES, FL 33134) on 07/01/2021, hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspection:

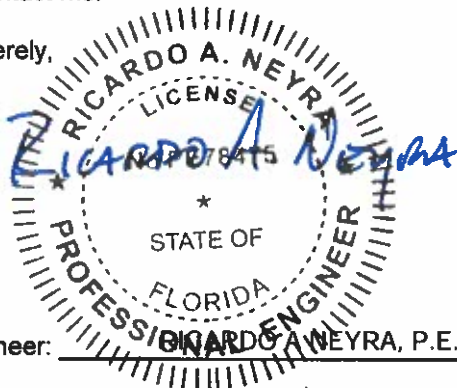
The subject building IS NOT structurally safe for its specified use and present occupancy.

Destructive tests were not performed.

This structural report contains SEVEN (7) sheets written data, and ZERO (0) sketches.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

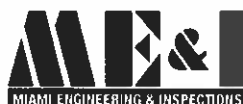


This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Certificate Issuer: IGC CA 1

Engineer: RICARDO A NEYRA, P.E. License No.: 78475



Miami Engineering & Inspections Inc.
State of Florida Registry - CA #30641
8850 SW 25 ST MIAMI, FL 33165
(305) 905-9601
mel@meinspections.com
<https://meinspections.com>

CITY'S
EXHIBIT

10



STRUCTURAL SAFETY INSPECTION REPORT FOR BUILDING RECERTIFICATION

This building safety inspection report has been based upon the minimum inspection guidelines for building recertification, as listed in the Boards of Rules and Appeals of Miami-Dade and Broward Counties. To the best of my knowledge, ability, belief and professional judgment, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extend reasonable possible.

Inspection Commenced Date: 07/01/2021

Inspection Completed Date: 07/01/2021

Firm/Registration: Miami Engineering & Inspections Inc. / 30641

Licensed Professional Name: RICARDO A NEYRA, P.E.

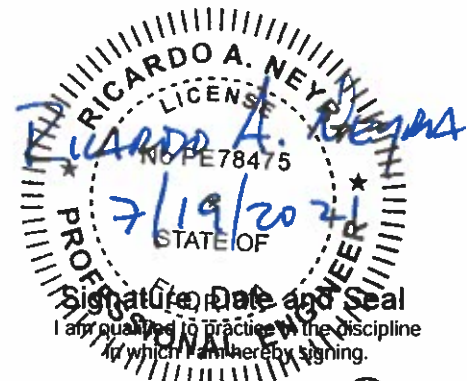
Registration/License Number: 78475

Telephone Number: (305) 905-9601

Email Address: mei@meinspections.com

Mailing Address: 8850 SW 25 ST MIAMI, FL 33165

This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Certificate Issuer: IGC CA 1



No Repairs Required ☐

Repairs are required as outlined in the inspection report ☒

1. DESCRIPTION OF STRUCTURE

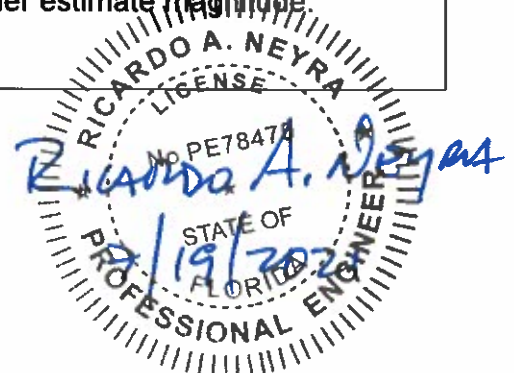
a.	Name of Title:	KITU 2013 LLC
b.	Street Address:	426 SANTANDER AVE, CORAL GABLES, FL 33134
c.	Legal Description:	17 54 41 PB 20-28 CORAL GABLES BILTMORE SEC LOTS 6 & 7 BLK 35 L
d.	Owner's Name:	KITU 2013 LLC
e.	Owner's Mailing Address:	250 CATALONIA AVE CORAL GABLES, FL 33134
f.	Folio Number of Property:	03-4117-008-5390
g.	Building Code Occupancy Classification:	RESIDENTIAL R-2
h.	Present Use:	MULTIFAMILY WITH 12 UNITS
i.	General Description:	Type of Construction, Size, Number of Stories, Special Features and Comments.

BUILDING 2-STORIES, BUILT IN 1961, CONCRETE SLAB ON GRADE FOUNDATION, CBS WALLS, SLOPED TILE ROOF WITH 4809 Sq.Ft ADJUSTED AREA AS A MIAMI DADE COUNTY PROPERTY APPRAISER'S RECORDS

j. Additions to original structure: NO NOTICED

MICROFILM RESEARCH IS OUT OF SCOPE OF WORK OF THIS INSPECTION

2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: Good, Fair, Poor, explain if significant)
1. Bulging: FAIR CONDITION
2. Settlement: FAIR CONDITION
3. Defections: FAIR CONDITION
4. Expansion: FAIR CONDITION
5. Contraction: FAIR CONDITION
b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other): NOT NOTICED
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains: EXTERIOR WALLS NEED A FRESH PAINT
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely dissemble: FINE if less than 1 mm in width: MEDIUM if between 1 and 2 mm in width; WIDE if over 2mm: FINE TO MEDIUM CRACKS IN NW CORNER COLUMN AT ENTRANCE BY ELECT ROOM
e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals, rot or borer attack in wood: CONCRETE SPALL IN NW CORNER COLUMN AND CORROIDE LINTEL IN ELECT ROOM
f. Previous patching or repairs: YES NOTIICED
g. Nature of present loading, indicate residential, commercial, other estimate magnitude: PRESENT LOADING IS RESIDENTIAL

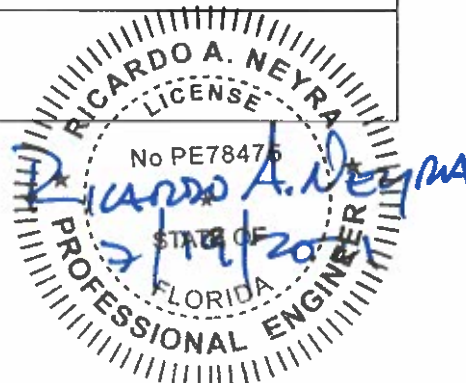


3. INSPECTION	
a. Date of notice of required inspection:	UNKNOWN
b. Date(s) of actual inspection:	07/01/2021
c. Name and qualification of individual submitting inspection report:	RICARDO A NEYRA, P.E.
d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:	NONE
e. Structural repair note appropriate line:	
1. None required	
2. Required (describe and indicate acceptance)	REPAIRS REQUIRED
AS NOTICED IN THIS REPORT	

4. SUPPORTING DATA	
a. sheet written data:	STRUCTURAL INSPECTION REPORT CONTAINS SEVEN (7) PAGES.
b. photographs:	ZERO (0)
c. drawings or sketches:	ZERO (0)

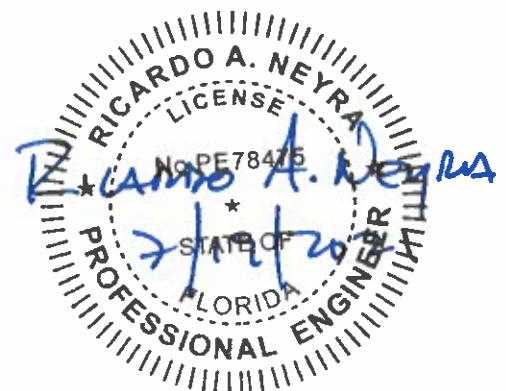


5. MASONRY BEARING WALL = Indicate on appropriate lines: Good, Fair or Poor
a. Concrete masonry units: FAIR CONDITION
b. Clay tile or Terra Cotta units: N/A
c. Reinforced concrete tie columns: POOR CONDITION
d. Reinforced concrete tie beams: FAIR CONDITION
e. Lintel: POOR CONDITION
f. Other type bond beams: N/A
g. Masonry finishes - exterior
1. Stucco: FAIR CONDITION
2. Veneer: N/A
3. Paint only: POOR CONDITION
4. Other: N/A
h. Masonry finishes - interior
1. Vapor barrier: N/A
2. Purring and plaster: FAIR CONDITION
3. Paneling: N/A
4. Paint only: FAIR CONDITION
5. Other: N/A
i. Cracks
1. Location - note beams, columns, other: NW COLUMN BY ELECTRICAL ROOM
2. Description: CRACKS ON COLUMNS DUE REBAR CORROSION
j. Spalling
1. Location - note beams, columns, other: NW COLUMN BY ELECTRICAL ROOM
2. Description: SPALLING IN COLUMN
k. Rebar corrosion - check appropriate line
1. None visible:
2. Minor-patching will suffice:
3. Significant-but patching will suffice:
4. Significant-structural repairs required: REPAIRS REQUIRED
l. Samples chipped out for examination in spall areas
1. No X
2. Yes - describe color texture, aggregate, general quality
N/A



6. FLOOR AND ROOF SYSTEM
a. Roof:
1. Describe (flat, slope, type roofing, type roof deck, condition): SLOPED TILE ROOF OVER WOOD DECK, IN FAIR CONDITION
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of Support: NOT NOTICED
3. Note types of drains and scupper and conditioning cooling towers, air condition: SCUPPER AND DOWNSPOUT IN FAIR CONDITION
b. Floor systems(s)
1. Describe (type of system framing, material, spans, condition): CONCRETE SLAB ON GRADE FOUNDATION, CONCRETE DECK IN 2ND FLOOR, IN FAIR CONDITION
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: NO AREAS REQUIRED OPENING FOR INSPECTION, TYPICAL STRUCTURAL MEMBER WERE READILY ACCESIBLE

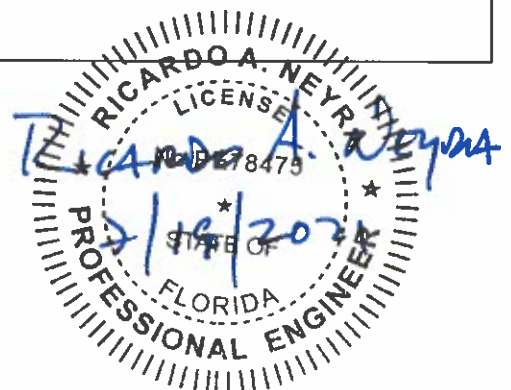
7. STEEL FRAMING SYSTEM
a. Description: NOT NOTICED
b. Exposed Steel - describe condition of paint & degree of corrosion: N/A
c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection: N/A
d. Elevator sheave beams & connections, and machine floor beams – note condition: N/A



8. CONCRETE FRAMING SYSTEM
a. Full description of structural system CBS WALLS, REINFORCED CONCRETE COLUMNS, T-BEAMS, LINTEL, CONCRETE FLOOR
b. Cracking
1. Not significant X
2. Location and description of members affected and type cracking N/A
c. General condition STRUCTURE IN FAIR CONDITION
d. Rebar corrosion - check appropriate line:
1. Non visible X
2. Location and description of members affected and type cracking
3. Significant but patching will suffice
4. Significant - structural repairs required (describe)
e. Samples chipped out in spall areas:
1. No. X
2. Yes, describe color, texture, aggregate. general quality:

9. WINDOWS
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) METAL WINDOWS, JALOUSIE AND SINGLE HUNG TYPE, IN FAIR CONDITION
b. Anchorage – type & condition of fasteners and latches: METAL SCREWS, IN FAIR CONDITION
c. Sealant – type of condition of perimeter sealant and at mullions: SILICONE CAULKING IN FAIR CONDITION
d. Interiors seals – type and condition at operable vents: RUBBER SEAL, IN FAIR CONDITION

e. General Condition
FAIR CONDITION



10. WOOD FRAMING
a. Type – fully describe if mill construction, light construction, major spans, trusses; ROOF WITH ROOF FRAMING
b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: METAL FITTING AND PLATES IN FAIR CONDITION
c. Joints – note if well fitted and still closed: JOINTS WELL FITTED AND STILL CLOSED
d. Drainage – note accumulations of moisture: NONE ACCUMULATION OF MOISTURE
e. Ventilation –note any concealed spaces not ventilated: WELL VENTILED ON EAVES
f. Note any concealed spaces opened for inspection: NOT REQUIRED

ADDITIONAL COMMENTS:

This inspection was performed following the minimum guidelines for Building Recertification, laws, rules, standards of practice, policies, regulations, codes of the Municipalities, Miami-Dade and Broward Counties and State of Florida, when applicable for the type of inspection; items NOT directly specified in this report were not inspected and are OUT of the scope.

Findings have been reported according to the specifications in the appropriate form for this type of inspection.

Owner is responsible for work performed without proper authorization and to provide proper documentation when requested by the Engineer.

Research in Microfilm Section and Property Appraiser for: proper construction permits and final construction inspections granted by the Authority Having Jurisdiction (AHJ), building code violations, zoning violations, zoning resolutions, citations, liens, open and expired permits, unsafe structure cases and records in general, is OUT of the scope of this work.

If any research is performed, will be conducted ONLINE ONLY and will NOT be a thorough investigation.

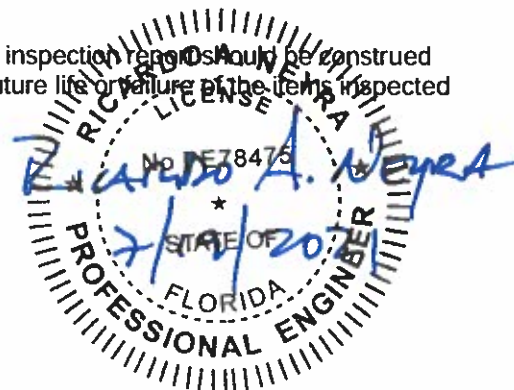
Corrections and/or repairs on structures must be done in compliance with all laws, rules, standards, policies, regulations and codes of Miami-Dade and Broward Counties, Municipalities and State of Florida.

Conditions, Disclaimers, Requirements, Exclusions, Policies, Procedures, etc., have been stated in the GENERAL INSPECTION AGREEMENT, that can be found at <https://meinspections.com/inspection-agreement>.

This inspection was performed, that means the Client read, understood and ORALLY AGREED with the Agreement, even if Client FAILED to produce his/her signature.

As a routine of matter, in order to avoid possible misunderstanding, nothing in this inspection report should be construed directly or indirectly to be a guarantee, home warranty or insurance policy of the future life or failure of the items inspected or any portion of the structure or its systems, expressed or implied.

Additions, changes, deletions, etc., to this Report, are prohibited.



**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

DATE: 07/19/2021

RE: Case No.: _____ Folio: 03-4117-008-5390

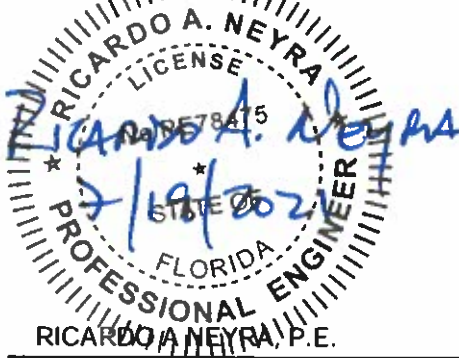
Property Address: 426 SANTANDER AVE, CORAL GABLES, FL 33134

Owner Name: KITU 2013 LLC

Building Description: 2-STORY BLDG W/ADJ AREA OF 4809 SQFT

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with active license.
2. On 07/01/2021 at 9:00 PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum foot candle per SF: 1.10
Minimum foot candle per SF: 0.65
Maximum to Minimum ratio: 1.69 : 1.00
4. The level of illumination provided in the parking lot(s) NO MEETS the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami Dade County.



Engineer: RICARDO A. NEYRA, P.E.

License No. 78475

MEASUREMENTS WERE PERFORMED USING
"DR METER" DIGITAL LED LUX METER
MODEL: LX1332B

This item has been digitally signed and sealed by
Ricardo A Neyra, P.E. on the date adjacent to the
seal. Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.
Certificate Issuer: IGC CA 1



Miami Engineering & Inspections Inc.
State of Florida Registry - CA #30641
8850 SW 25 ST MIAMI, FL 33165
(305) 905-9601
mei@meinspections.com
<https://meinspections.com>

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

DATE: 07/19/2021

RE: Case No.: _____ Folio: 03-4117-008-5390

Property Address: 426 SANTANDER AVE, CORAL GABLES, FL 33134

Owner Name: KITU 2013 LLC

Building Description: 2-STORY BLDG W/ADJ AREA OF 4809 SQFT

The undersigned states the following:

I am a Florida registered professional engineer or architect with active license.

On the above referenced date, I inspected the parking lot(s) servicing the above referenced building for compliance with Section 8C-6 and determined the following (check one):

- ☒ The parking lot(s) is NOT adjacent to or abutting a canal, lake or other body of water.
- ☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with section 8C-6 of the Miami Dade County.
- ☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are NOT protected by a guardrail that complies with section 8C-6 of the Miami Dade County. I have advised the property owner that he/she must obtain a permit for the installation of a guardrail and obtain all required inspection approvals to avoid enforcement action not later than _____.



This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal.

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Certificate Issuer: IGC CA 1

Engineer: RICARDO A NEYRA, P.E.

License No.: 78475



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mei@meinspections.com
<https://meinspections.com>

Date: 07/19/2021

CITY OF CORAL GABLES

Building Department

RE: Safety Electrical Inspection for Building Recertification (40 years or older)

Property Address: 426 SANTANDER AVE, CORAL GABLES, FL 33134

Folio No. 03-4117-008-5390 Case No. _____

Owner Name: KITU 2013 LLC

Dear Building Official:

I, RICARDO A NEYRA, P.E., with registration in the State of Florida, having performed the required electrical inspection for recertification on the above referenced building (426 SANTANDER AVE, CORAL GABLES, FL 33134) on 07/01/2021, hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspection:

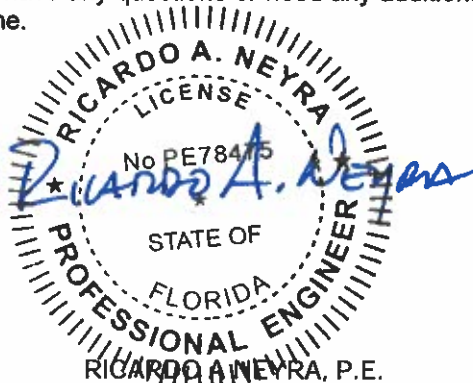
The subject building IS NOT electrically safe for its specified use and present occupancy.

Destructive tests were not performed.

This Electrical Report contains SEVEN (7) sheets written data, and ZERO (0) sketches.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal.

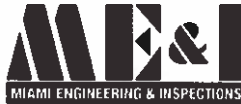
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Certificate Issuer: IGC CA 1

Engineer: RICARDO A NEYRA, P.E. License No.: 78475



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ELECTRICAL SAFETY INSPECTION REPORT FOR BUILDING RECERTIFICATION

This building safety inspection report has been based upon the minimum inspection guidelines for building recertification, as listed in the Boards of Rules and Appeals of Miami-Dade and Broward Counties. To the best of my knowledge, ability, belief and professional judgment, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extend reasonable possible.

Inspection Commenced Date: 07/01/2021

Inspection Completed Date: 07/01/2021

Firm/Registration: Miami Engineering & Inspections Inc. / 30

Licensed Professional Name: RICARDO A NEYRA, P.E.

Registration/License Number: 78475

Telephone Number: (305) 905-9601

Email Address: mei@meinspections.com

Mailing Address: 8850 SW 25 ST MIAMI, FL 33165

This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Certificate Issuer: IGC CA 1



No Repairs Required ☐

Repairs are required as outlined in the inspection report ☒

a.	Name of Title:	KITU 2013 LLC
b.	Street Address:	426 SANTANDER AVE, CORAL GABLES, FL 33134
c.	Legal Description:	17 54 41 PB 20-28 CORAL GABLES BILTMORE SEC LOTS 6 & 7 BLK 35
d.	Owners Name:	KITU 2013 LLC
e.	Owner's Mailing Address:	250 CATALONIA AVE CORAL GABLES, FL 33134
f.	Folio Number of Property:	03-4117-008-5390
g.	Building Code Occupancy Classification:	RESIDENTIAL R-2
h.	Present Use:	MULTIFAMILY WITH 12 UNITS
i.	General Description, Type of Construction, Size, Number of Stories, and Special, Features, Comments:	

BUILDING 2-STORIES, BUILT IN 1961, CONCRETE SLAB ON GRADE FOUNDATION, CBS WALLS, SLOPED TILE ROOF WITH 4809 Sq.Ft ADJUSTED AREA AS A MIAMI DADE COUNTY PROPERTY APPRAISER'S RECORDS

1. ELECTRIC SERVICE						
1. Size	Amperage	600	Fuses	X	Breakers	
2. Phase	Three Phase				Single Phase	X
3. Condition:	Good		Fair		Repairs Required	X

Comments

SERVICE OF 600 A, 1 PHASE, ALTERATION ON ELECTRICAL ROOM, MUST UPDATE SERVICE MAIN DISCONNECT, IN POOR CONDITION

2. METER AND ELECTRIC ROOM						
Clearance	Good		Fair	X	Corrections Required	

Comments:

NONE

3. GUTTERS						
1. Location:		Good	X	Repairs Required		
2. Taps and Fill:		Good		Repairs Required		X

Comments

ALTERATION IN UNIT 1 MAINS, MISSING FUSE WITH EXPOSED WIRES

4. ELECTRICAL PANELS						
1. Panel # 1	Location: PANELS (1-12)					
		Good		Repairs Required		X
2. Panel # 2	Location:					
		Good		Repairs Required		
3. Panel # 3	Location:					
		Good		Repairs Required		

Comments:

MUST UPDATE INSIDE UNITS PANELS, MISSING COVER IN UNIT 2

5. BRANCH CIRCUITS						
1. Identified:		Yes		Must be identified		X
2. Conductors:	Good	X	Deteriorated	Must be replaced		

Comments:

MISSING OR INCOMPLETE SCHEDULE IN PANELS



6. GROUNDING OF SERVICE			
Condition:	Good	X	Repairs Required

Comments:

NONE

7. GROUNDING OF EQUIPMENT			
Condition:	Good	X	Repairs Required

Comments:

NONE

8. SERVICE CONDUITS/RACEWAYS			
Condition:	Good	X	Repairs Required

Comments:

NONE

9. SERVICE CONDUCTORS AND CABLES			
Condition:	Good	X	Repairs Required

Comments:

NONE

10. TYPES OF WIRING METHODS				
Condition:				
Conduit Raceways:	Good		Repairs Required	X
Conduit PVC:	Good	X	Repairs Required	
NM Cable	Good	X	Repairs Required	
BX Cable	Good	X	Repairs Required	

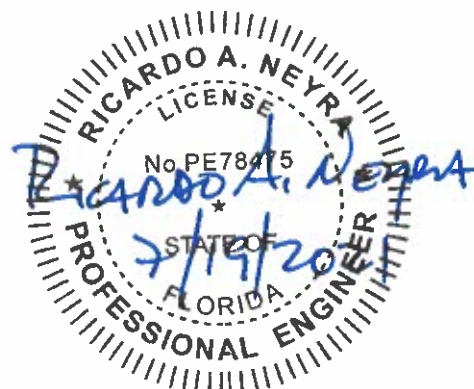
Comments:

CORROIDE RMC FOUND IN MANY LOCATIONS

11. FEEDER CONDUCTORS			
Condition:	Good	X	Repairs Required

Comments:

NONE



12. EMERGENCY LIGHTING			
Condition:	Good		Repairs Required X

Comments:

DEFECTIVE EMERGENCY LIGHTS AT THE TIME OF THE INSPECTION

13. BUILDING EGRESS ILLUMINATION			
Condition:	Good	X	Repairs Required

Comments:

NONE

14. FIRE ALARM SYSTEM			
Condition:	Good	X	Repairs Required

Comments:

INSPECTED ON AUG 2020

15. SMOKE DETECTORS			
Condition:	Good		Repairs Required X

Comments:

DEFECTIVE SMOKE DETECTORS AT THE TIME OF THE INSPECTION

16. EXIT LIGHTS			
Condition:	Good	X	Repairs Required

Comments:

NONE

17. EMERGENCY GENERATOR		NOT NOTICED	
Condition:	Good		Repairs Required

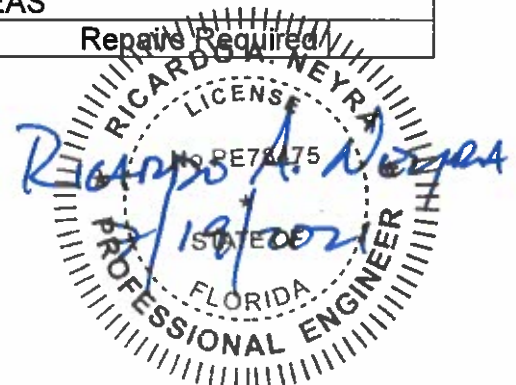
Comments:

N/A

18. WIRING IN OPEN OR UNDERCOVER PARKING GARAGE AREAS			
Condition:	Good	X	Repairs Required

Comments:

N/A



19. OPEN OR UNDERCOVER PARKING AREAS AND EGRESS ILLUMINATION			
Condition:	Good	Illumination required	X

Comments

DAMAGED LIGHT FIXTURE IN PARKING, MUST REPLACE FIXTURE

20. SWIMMING POOL WIRING			
Condition:	Good	Repairs Required	

Comments:

N/A

21. WIRING OF MECHANICAL EQUIPMENT			
Condition:	Good	X	Repairs Required

Comments:

N/A

22. ADDITIONAL COMMENTS

This inspection was performed following the minimum guidelines for Building Recertification, laws, rules, standards of practice, policies, regulations, codes of the Municipalities, Miami-Dade and Broward Counties and State of Florida, when applicable for the type of inspection; items NOT directly specified in this report were not inspected and are OUT of the scope.

Findings have been reported according to the specifications in the appropriate form for this type of inspection.

Owner is responsible for work performed without proper authorization and to provide proper documentation when requested by the Engineer.

Research in Microfilm Section and Property Appraiser for: proper construction permits and final construction inspections granted by the Authority Having Jurisdiction (AHJ), building code violations, zoning violations, zoning resolutions, citations, liens, open and expired permits, unsafe structure cases and records in general, is OUT of the scope of this work.

If any research is performed, will be conducted ONLINE ONLY and will NOT be a thorough investigation.

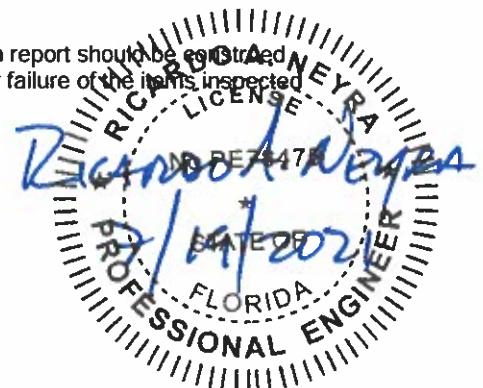
Corrections and/or repairs on structures must be done in compliance with all laws, rules, standards, policies, regulations and codes of Miami-Dade and Broward Counties, Municipalities and State of Florida.

Conditions, Disclaimers, Requirements, Exclusions, Policies, Procedures, etc., have been stated in the GENERAL INSPECTION AGREEMENT, that can be found at <https://meinspections.com/inspection-agreement>.

This inspection was performed, that means the Client read, understood and ORALLY AGREED with the Agreement, even if Client FAILED to produce his/her signature.

As a routine of matter, in order to avoid possible misunderstanding, nothing in this inspection report should be construed directly or indirectly to be a guarantee, home warranty or insurance policy of the future life or failure of the items inspected or any portion of the structure or its systems, expressed or implied.

Additions, changes, deletions, etc., to this Report, are prohibited.





City of Coral Gables
Development Services



RC-21-07-8075

426 SANTANDER AVE #

Folio #: 03-4117-008-5390

Permit Description: BUILDING
RECERTIFICATION (YEAR BUILT 1961)

EL _____
ME _____
PL _____

OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R
R-7/21/24

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of/or results from these plans.
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES

**Special Inspector required
for the following:**

- ☐ Special Inspector for PILING
- ☐ Special Inspector for REINFORCED MASONRY
- ☐ Special Inspector for _____