



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/28/2015

Property Information	
Folio:	03-4108-009-4340
Property Address:	1700 GALIANO ST
Owner	MENORES 112533 LLC
Mailing Address	2550 DOUGLAS RD 3 FLOOR CORAL GABLES , FL 33134
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS ; MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	3,496 Sq Ft
Lot Size	5,500 Sq Ft
Year Built	1954



Assessment Information			
Year	2015	2014	2013
Land Value	\$357,500	\$275,000	\$275,000
Building Value	\$176,475	\$172,921	\$175,902
XF Value	\$0	\$0	\$0
Market Value	\$533,975	\$447,921	\$450,902
Assessed Value	\$533,975	\$447,921	\$450,902

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

Short Legal Description
CORAL GABLES DOUGLAS SEC
PB 25-69
LOT 11 BLK 42
LOT SIZE 50.000 X 110
OR 15477-1665 0492 5

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$533,975	\$447,921	\$450,902
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$533,975	\$447,921	\$450,902
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$533,975	\$447,921	\$450,902
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$533,975	\$447,921	\$450,902

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/07/2014	\$645,000	29100-1355	Qual by exam of deed
07/25/2012	\$565,100	28525-3521	Qual by exam of deed
07/01/2007	\$0	25819-1395	Qual by exam of deed
08/01/2005	\$795,000	23699-0549	2008 and prior year sales, Qual by exam of deed

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:

CITY'S
EXHIBIT 1



2014



The City of Coral Gables

S-26 Not Complied

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

4/1/2014

VIA CERTIFIED MAIL

91 7108 2133 3932 6148 0494

EVARISTO A ORTIZ
354 SEVILLA AVENUE
CORAL GABLES , FL 33134

RE: 1700 GALIANO ST,CORAL GABLES, FL
Folio # 03-4108-009-4340
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in year 1954.

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

The architect or engineer that you choose to do the inspection may obtain the required forms: "*Minimum Inspection Procedural Guidelines for Building Recertification*," from this link: <http://www.miamidade.gov/building/form-checklist.asp> to access the interactive structural and electrical forms. In addition to the forms, a cover letter must state that that the property meets the requirement for building recertification; no additional documents or photographs are necessary.

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

BUILDING RECERTIFICATION SECTION
Coral Gables Building & Zoning Department
405 Biltmore Way
Coral Gables, FL 33134

Any questions may be directed to (305) 460-5228. Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

2



The City of Coral Gables

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

7/22/2014

EVARISTO A ORTIZ
354 SEVILLA AVENUE
CORAL GABLES, FL 33134

VIA CERTIFIED MAIL

91 7108 2133 3932 6022 0008

Re: Building Recertification
1700 GALIANO ST
Folio # 03-4108-009-4340

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 7/1/2014 the report will be overdue and this building will be deemed to be in 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.

Failure to contact us before 10/22/2014, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

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

6/2/2015

EVARISTO A ORTIZ
354 SEVILLA AVENUE
CORAL GABLES, FL 33134

****FINAL NOTICE****

VIA CERTIFIED MAIL

91 7108 2133 3932 7095 9950

Re: Building Recertification
1700 GALIANO ST
Folio # 03-4108-009-4340

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in 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.

Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EVARISTO A ORTIZ
354 SEVILLA AVENUE
CORAL GABLES, FL 33134

2. Article Number

(Transfer from service label)

91 7108 2133 3932 7095 9950

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) Kenia Patiz C. Date of Delivery 6/5/15

D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
- Registered Return Receipt for Merchandise
- Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

CITY OF CORAL GABLES,

Case # 15-4455

Petitioner,

vs.

MENORES 112533, LLC,
a Florida limited liability company.

Respondent.

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

Date: October 27, 2015

To:

<p><u>Owner (Registered Agent)</u> Menores 112533, LLC c/o Esther Beraja Registered Agent 2550 Douglas Road, Suite 301 Coral Gables, FL 33134-6104</p> <p>Return receipt number: 91 7108 2133 3932 6147 4691</p> <p>and via e-mail to Tony Quovadi Portillo, Property Manager, at tportillo32@hotmail.com</p>	<p><u>Mortgagee</u> Banco Popular North America 9600 W. Byrn Mawr Rosemont, Illinois 60018-5226</p> <p>Return receipt number: 91 7108 2133 3932 6147 4707</p>
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	<p><u>Mortgagee</u> Banco Popular North America 7 West 51 Street New York, New York 10019-6910</p> <p>Return receipt number: 91 7108 2133 3932 6147 4714</p>
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Re: The two-story multifamily building (“Structure”) built in 1954 (40-year recertification required) and located at **1700 Galiano Street**, Coral Gables, FL 33134-4169, legally described as: Lot 11, in Block 42, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-4340 (“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 as follows:

On April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property’s requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code (“Report”).

On July 22, 2014 and June 2, 2015, the City sent the Property Owner the City sent the Property Owner notices that the Report was past due.

To date, the Owner has not a) submitted the Report: b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements (“Compliance Report”)(collectively referred to as “Required Action”).

Therefore, this matter is set for hearing before the City’s Construction Regulation Board (“Board”) in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on November 9, 2015, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and

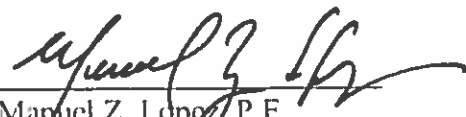
evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that, if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from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

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and 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 appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

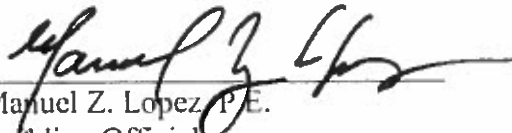
Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on October 27, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and, on October 28, 2015, by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

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

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Memoire 112533, LLC
c/o Esther Beraja (R/a)
2550 Douglas Road
Suite 301
Coral Gables, FL 33134



9590 9401 0033 5168 6857 38

2. Article Number (Transfer from service label)

9171082133393261474691

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

ESTHER BERAJA

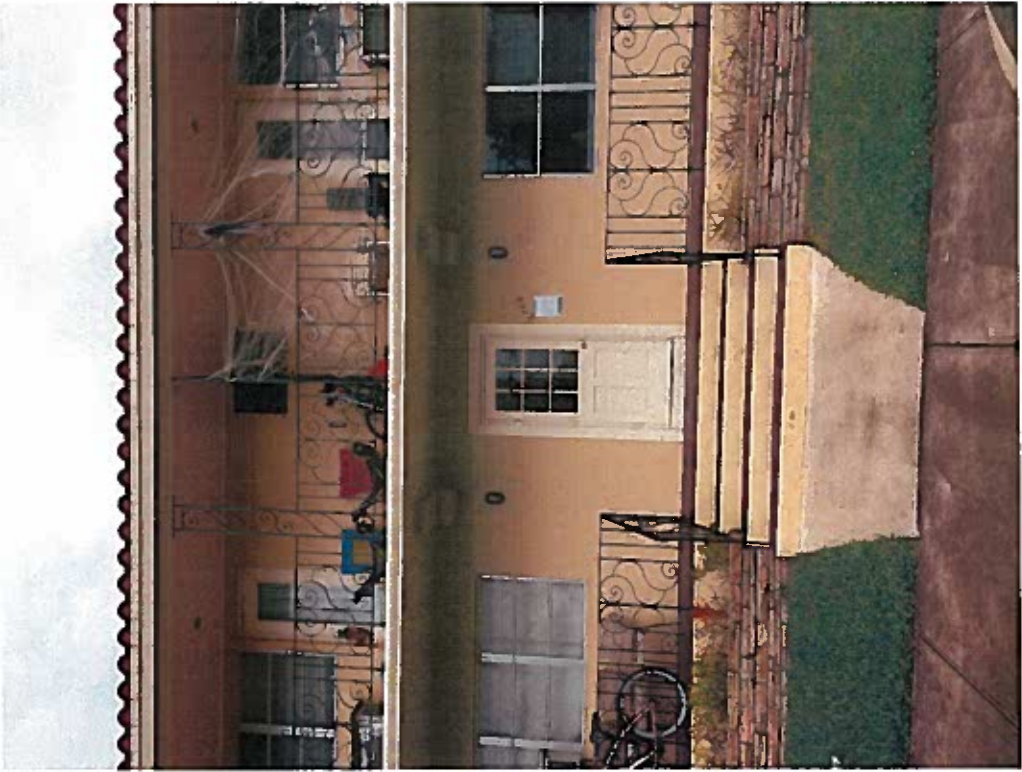
C. Date of Delivery

10/2/15

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery





CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4455

Title of Document Posted: Construction Regulation Board Case

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1700 Galiano St., ON 10-28-15.
AT 11:15 am.

Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

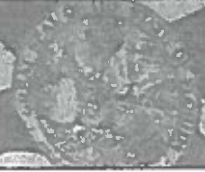
STATE OF FLORIDA)
ss.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 28th day of October, in the
year 20 15, by Claudio Ramos who is personally known to me
or has produced _____ as identification.

My Commission Expires:



Belkys Garcia
Notary Public



Detail by Entity Name

Florida Limited Liability Company

MENORES 112533, LLC

Filing Information

Document Number	L12000044128
FEI/EIN Number	45-5064724
Date Filed	03/29/2012
State	FL
Status	ACTIVE

Principal Address

2550 DOUGLAS RD
3RD FLOOR
CORAL GABLES, FL 33134

Mailing Address

2550 DOUGLAS RD
3RD FLOOR
CORAL GABLES, FL 33134

Registered Agent Name & Address

BERAJA, ESTHER
2550 DOUGLAS RD
3RD FLOOR
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGRM

BERAJA INVESTMENTS II, LTD
2550 DOUGLAS RD - 3RD FLOOR
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2013	04/02/2013

CITY'S

EXHIBIT

4

2014 03/18/2014
2015 02/09/2015

Document Images

<u>02/09/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/18/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/02/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/29/2012 -- Florida Limited Liability</u>	View image in PDF format



CFN 2014R0250735
 DR Bk 29100 Pgs 1355 - 1357 (3pgs)
 RECORDED 04/08/2014 12:14:40
 DEED DDC TAX 3,870.00
 SURTAX 2,902.50
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by:
Jorge Sanchez-Galarraga
 Attorney at Law
 Sanchez-Galarraga, P.A.
 1313 Ponce de Leon Boulevard Suite 301
 Coral Gables, FL 33134-3343
 305-445-5351
 File Number: SG Ortiz(S)
 Will Call No.:

Return to:
Peter B. Cagle, P.A.
 2555 Ponce de Leon Blvd., Suite 320
 Coral Gables, FL 33134

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 7 day of **April, 2014** between **Evaristo A. Ortiz, a single man**, whose post office address is **354 Sevilla Avenue, Coral Gables, FL 33134**, of the County of **Miami-Dade, State of Florida**, and **Larry B. Brueggeman, a married man**, whose post office address is **W289 N100 Elmhurst Drive, Waukesha, WI 53188**, of the County of **Waukesha, State of Wisconsin**, grantor*, and **MENORES 112533, LLC, a Florida limited liability company** whose post office address is **2550 Douglas Road, 3rd Floor, Coral Gables, FL 33134** of the County of **Miami-Dade, State of Florida**, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

Lot 11, Block 42, Revised Plat of Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Also known as: 1700 Galiano Street, Coral Gables, FL 33134

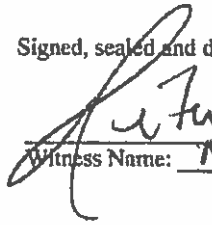
Larry B. Brueggeman, "Grantor" warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is:
W289 N100 Elmhurst Drive, Waukesha, WI 53188.

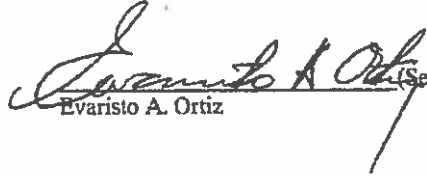
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Manuel Pita

 (Seal)
Evaristo A. Ortiz



Witness Name: JORGE SANCHEZ GALARRAGA

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 7, day of April, 2014 by Evaristo A. Ortiz, who is personally known or [] has produced a driver's license as identification.

[Notary Seal]





Notary Public _____

Printed Name: _____

My Commission Expires: _____

Signed, sealed and delivered in our presence:

Joelle M. Manin
Witness Name: Joelle M. Manin

LARRY B. BRUEGGEMAN
BY Martha E. Brueggeman
AS HIS ATTORNEY IN FACT (Seal)
Larry B. Brueggeman, by Martha E. Brueggeman, his
attorney in fact

Kay M. Lightman
Witness Name: KAY M. LIGHTMAN

State of Wisconsin
County of Waukesha

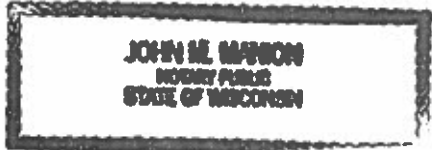
The foregoing instrument was acknowledged before me this 9th day of April, 2014 by Martha E. Brueggeman, as attorney in fact for Larry B. Brueggeman, who is personally known or has produced a driver's license as identification.

[Notary Seal]

John M. Manin
Notary Public

Printed Name: John M. Manin

My Commission Expires: is permanent





CFN 2014R0329267
OR Bk 29141 Pgs 1665 - 1683; (19pgs)
RECORDED 05/07/2014 12:54:48
MTG DOC TAX 1,452.50
INTANG TAX 830.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (the "Mortgage") is made and entered into as of the 5th day of May, 2014, by MENORES 112533, LLC, a Florida limited liability company, whose address is 2550 Douglas Road, Suite 301, Coral Gables, Florida 33134, and BANCO POPULAR NORTH AMERICA, a New York state chartered commercial bank, ("Mortgagee") whose address is 9600 W. Bryn Mawr, Rosemont, Illinois 60018.

WITNESSETH:

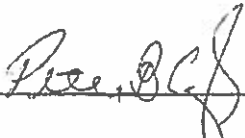
WHEREAS, Mortgagor is justly and lawfully indebted to Mortgagee in the sum of FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 (\$415,000.00) DOLLARS, as evidenced by that certain promissory note payable to the order of Mortgagee (the "Note"), executed by Mortgagor, bearing the same date as this Mortgage, to be paid according to its terms, the final payment under which is due and payable on May 5, 2024.

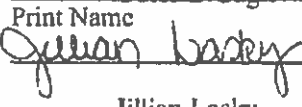
NOW THEREFORE, to secure the payment of the aforesaid indebtedness (the "Loan"), and such future or additional advances as may be made by Mortgagee, at its option, to Mortgagor or Mortgagor's permitted successors in title, for any purpose, provided that all those advances are to be made within 10 years from the date of the Mortgage or within such lesser period of time as may be provided hereafter by law as a prerequisite for the sufficiency of actual notice or record notice of optional future or additional advances as against the rights of creditors or subsequent purchasers for valuable consideration, the total amount of indebtedness secured by the Mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the maximum principal amount of FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 (\$415,000.00) DOLLARS, plus interest and any disbursements made for the payment of taxes, levies or insurance on the property covered by the lien of the Mortgage with interest on those disbursements, Mortgagor hereby grants, bargains, sells, conveys, assigns, transfers, mortgages, pledges, delivers, sets over, warrants and confirms to Mortgagee the following:

Signed, sealed and delivered
in the presence of:


MORTGAGOR:

MENORES 112533, LLC, a Florida
limited liability company
By: BERAJA INVESTMENTS II, LTD., a
Florida limited partnership, it's Manager
By: BERAJA INVESTMENTS II, INC., a
Florida corporation, it's General Partner



Peter B. Cable
Print Name


Jillian Lasky
Print Name

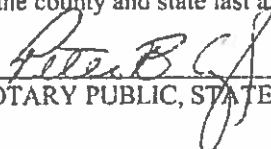


By: ESTHER BERAJA, DIRECTOR
2550 Douglas Rd.
Coral Gables FL 33134

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

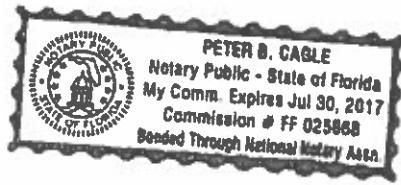
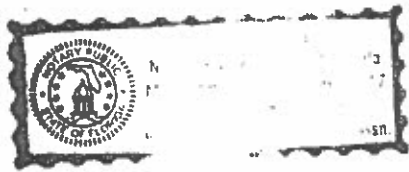
The foregoing instrument was acknowledged before me on May 5, 2014, by ESTHER BERAJA, as DIRECTOR of BERAJA INVESTMENTS II, INC., a Florida Corporation, the General Partner of BERAJA INVESTMENTS II, LTD., A Florida limited partnership, the Manager of MENORES 112533, LLC, a Florida limited liability company, to me known to be the person described herein or who produced _____ as identification and who executed the foregoing instrument and she acknowledged before me that she executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the county and state last aforesaid this 5th day of May, 2014.



NOTARY PUBLIC, STATE OF FLORIDA

This instrument prepared by:
Manuel A. Ramirez, Esquire
CASTRO & RAMIREZ, LLC
1805 Ponce de Leon Blvd., Ste. #500
Coral Gables, Florida 33134
Telephone: (305) 372-2800



**Federal Deposit
Insurance Corporation**

Each depositor insured to at least \$250,000 per insured bank

Banco Popular North America (FDIC #: 34967)

Status: Active • Insured Since January 2, 1999

Banco Popular North America is an active bank

Data as of October 14, 2015

Overview

Locations

History

Identifications

Financials

Popular, Inc.
Bank Holding Company

Banco Popular North America has 52 domestic locations in 4 states, 0 locations in territories, and 0 foreign locations

Banco Popular North America
Banking Institution

Established: January 2, 1999

FDIC Certificate #: 34967

Insured: January 2, 1999

52 Locations
Branches (Offices)

Bank Charter Class: Member of the Federal Reserve System

Headquarters: 7 West 51st Street
New York, NY 10019
New York County

Regulated By: Federal Reserve Board

Consumer Assistance: <http://www.FederalReserveConsumerHelp.gov>

Corporate Website: <http://www.popularcommunitybank.com>

Contact the FDIC about [Banco Popular North America](#)

Goizueta, Virginia

From: Lopez, Manuel
Sent: Monday, July 06, 2015 7:29 AM
To: Goizueta, Virginia
Subject: FW:
Attachments: 1700 GALIANO ST-1.pdf

FYI

Manuel Z. Lopez P.E.
Building Official
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables Florida, 33134
305-460-5242



CORAL GABLES
THE CITY THAT DREAMS

Celebrating 90 years of a dream realized.

From: Alex Ortiz [<mailto:alex@sovcpas.com>]
Sent: Thursday, July 02, 2015 4:00 PM
To: Lopez, Manuel
Subject:

Dear Mr. Lopez,

I'm writing you in regards to the letter the City sent me, see copy attached for your convenience. I want to inform you that we sold the building of reference on April 7th, 2014.

Sincerely,

Alex Ortiz, CPA
Suarez, Ortiz, Vega, CPA's PL
354 Sevilla Ave
Coral Gables, FL 33134
alex@sovcpas.com
Phone (305) 448-5255, Ext 3
Fax (305) 448-0115

CITY'S

EXHIBIT 5

*****NOTICE*****

We are required to advise you that any Federal tax advice rendered in this e-mail is not intended or written to be used and cannot be used for the purpose of either avoiding

penalties that may be imposed by the Internal Revenue Service or promoting, marketing, or recommending to another party any transaction or matter addressed herein.



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Permits and Inspections: Search Results

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-12-06-8644	06/11/2012	1700 GALIANO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/13/2012	06/13/2012	0.00
CE-14-04-2975	04/17/2014	1700 GALIANO ST	CODE ENF WARNING PROCESS	WT10765 SEC CH 54- 29 (TRA) TRASH PLACED AT EXTERIOR SE SIDE OF PROPERTY I.E. FURNITURE, SHELVES, TRASH.	final	04/17/2014	04/17/2014	0.00
CE-14-05-2690	05/09/2014	1700 GALIANO ST	CODE ENF WARNING PROCESS	FOLLOW UP TO WT10765 - TRASH REMOVED	final	05/09/2014	05/09/2014	0.00
PU-14-10-2071	10/02/2014	1700 GALIANO ST	PUBLIC RECORDS SEARCH	REQ A CD OF PERMIT 10262	final	10/07/2014	10/07/2014	0.00
ZN-14-10-2984	10/15/2014	1700 GALIANO ST	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN/PAINT EXT WALLS SW 6121 (BEIGE) AND TRIM SW 6119 (LT BEIGE) \$2,500	final	10/15/2014	11/05/2014	0.00

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

CITY'S

EXHIBIT

6



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

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

Occupant Name:	1700 Galiano St. Apartments - 4 units	Inspection Date:	5/29/2015
Address:	1700 Galiano Street	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

FL NFPA 101 13
Floor 1

Chapter 4 General

4.6.12.4 Excerpt: Any device, equipment, system, condition, arrangement, level of protection...

Any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature requiring periodic testing, inspection, or operation to ensure its maintenance shall be tested, inspected, or operated as specified elsewhere in this Code or as directed by the authority having jurisdiction. Maintain emergency/exit lights continuously in approved working condition.

Failure to replace broken stair treads on rear stairs.

A re-inspection will occur on or after 6/29/2015.

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

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

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

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

	Signature on file
Company Representative:	No Signature 5/29/2015 Signature on file
Inspector:	Leonard Veight 5/29/2015

CITY'S

EXHIBIT 7