



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: June 13, 2016

CASE NO.: 16-5101

BUILDING ADDRESS: 31 Menores Ave

FOLIO NUMBER: 03-4108-009-3200

OWNER: Menores 112533 LLC

USE: Multifamily Structure

OF LIVING UNITS: 4

PENDING RECERTIFICATION: 2015

DESCRIPTION AND DEFECTS OF BUILDING: The Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

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

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

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

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

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

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

**No records of previous recertifications found



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/17/2016

Property Information	
Folio:	03-4108-009-3200
Property Address:	31 MENORES AVE Coral Gables, FL 33134-4141
Owner	MENORES 112533 LLC
Mailing Address	2550 DOUGLAS RD 3RD FLOOR CORAL GABLES, FL 33134 USA
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	2,929 Sq.Ft
Lot Size	6,600 Sq.Ft
Year Built	1955



Assessment Information			
Year	2015	2014	2013
Land Value	\$429,000	\$313,500	\$330,000
Building Value	\$270,432	\$251,526	\$77,131
XF Value	\$1,197	\$0	\$0
Market Value	\$700,629	\$565,026	\$407,131
Assessed Value	\$492,628	\$447,844	\$407,131

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$208,001	\$117,182	

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
W10FT OF LOT 19 & ALL OF LOT 20
BLK 31
LOT SIZE 60.000 X 110

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$492,628	\$447,844	\$407,131
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$700,629	\$565,026	\$407,131
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$492,628	\$447,844	\$407,131
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$492,628	\$447,844	\$407,131

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/02/2012	\$3,900,000	28085-3628	Qual on DOS, multi-parcel sale
04/02/2012	\$0	28133-2918	Corrective, tax or QCD; min consideration
10/31/2009	\$100	27114-1503	Corrective, tax or QCD; min consideration
04/01/2006	\$1,500,000	24468-0893	Other disqualified

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

31 Menores Ave





Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-09-12-3072	12/29/2009	31 MENORES AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF W/ HANSON ROOF TILES \$14200	final	12/29/2009	10/06/2010	0.00
AB-10-01-3572	01/25/2010	31 MENORES AVE	BOA COMPLETE (LESS THAN \$75,000)	INSTALLATION OF 28 WINDOWS (GRAY GLASS/WHITE FRAME) AND HANDRAILS WILL BE WHITE \$12000	final	01/25/2010	09/01/2010	0.00
BL-10-01-2950	01/11/2010	31 MENORES AVE	ROOF / LIGHT WEIGHT CONC	REROOF \$14,200 MONIER LIFETILE, SAXONY (SHAKE, SLATE, SPLIT SHAKE) CONCRETE ROOF TILE (TERRACOTTA) , POLYFOAM, POLYPRO AH160	final	01/13/2010	10/06/2010	0.00
BL-10-01-3840	01/28/2010	31 MENORES AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALLATION OF 28 WINDOWS (GRAY GLASS/WHITE FRAME) AND HANDRAILS WILL BE WHITE \$12000 LOGGED IN WRONG - SHOULD BE A EXT & INT ALTERATION BL10013854	final	01/28/2010	01/28/2010	0.00
BL-10-01-3854	01/28/2010	31 MENORES AVE	INT / EXT ALTERATIONS	INTERIOR RENOVATIONS (KITCHEN & BATHROOMS), REPLACE WINDOWS & DOORS, RAILING, EXTER DEMO \$12000	final	03/10/2010	09/01/2010	0.00
CE-10-12-4767	12/23/2010	31 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (31 MENORES AVE.)	final	12/29/2010	12/29/2010	0.00
CE-11-02-4680	02/07/2011	31 MENORES AVE	CODE ENF WARNING PROCESS	WT4657 SEC 54-153 CITY CODE (DAY) TRASH ON R/W 4 DAYS PRIOR TO SCHEDULED P/U	final	02/07/2011	02/07/2011	0.00
CE-15-08-5316	08/27/2015	31 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/11/2015	09/11/2015	0.00
RC-12-03-9182	03/28/2012	31 MENORES AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION FOR 2005.	final	03/28/2012	03/28/2012	0.00
RC-16-05-6956	05/18/2016	31 MENORES	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION	approved			980.63

CITY'S

EXHIBIT

2

		AVE		BOARD CASE #16-5101 UNSAFE STRUCTURES FEE				
SD-10-05-4155	05/14/2010	31 MENORES AVE	SHOP DRAWINGS	SHOP DRAWING RAILINGS (BALCONY & STAIRS)	final	06/24/2010	06/24/2010	0.00
SD-10-05-4158	05/14/2010	31 MENORES AVE	SHOP DRAWINGS	SHP DRAWING (WINDOWS & DOORS)	final	05/24/2010	05/24/2010	0.00
ZN-10-04-3959	04/13/2010	31 MENORES AVE	PAIN / RESURFACE FL / CLEAN	PAINT EXTERIOR WALLS BM 2154 50 (LIGHT MUSTARD) TRIM BM 2153-50 (BIEGE) \$2500.00	final	04/19/2010	08/17/2010	0.00

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




City 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.

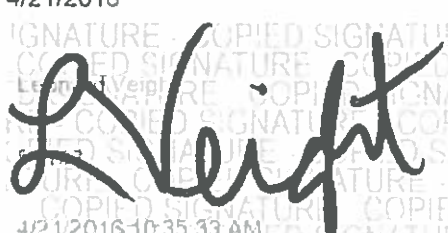
Occupant Name:	31 Menores Ave. Apartments - 4 units	Inspection Date:	4/21/2016
Address:	31 Menores Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

Company Representative:


No Signature
4/21/2016 10:35:33 AM
Signature valid only in mobile-eyes documents

Inspector:

No Signature
4/21/2016

4/21/2016 10:35:33 AM
Signature valid only in mobile-eyes documents

Leonard Veight
4/21/2016

CITY'S

EXHIBIT

3



The City of Coral Gables

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

4/20/2015

VIA CERTIFIED MAIL

MENORES 112533 LLC
2550 DOUGLAS RD 3RD FLOOR
CORAL GABLES , FL 33134

RE: 31 MENORES AVE, Coral Gables, Florida
Folio # 03-4108-009-3200
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1955.

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

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

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

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

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

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S *Corporate*
EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5101

vs.

MENORES 112533, LLC
c/o Esther Beraja
Registered Agent
2550 Douglas Road, 3rd Floor
Coral Gables, Florida 33134-6104

Return receipt number:
91 7108 2133 3932 7177 0134

Respondent.

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

Date: May 27, 2016

Re: **31 Menores Avenue**, Coral Gables, Florida 33134-4141 and legally described as W 10 Feet of Lot 19 and all of Lot 20, Block 31, 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; and having folio number 03-4108-009-3200 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on June 13, 2016, at 2:00 p.m.

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

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

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

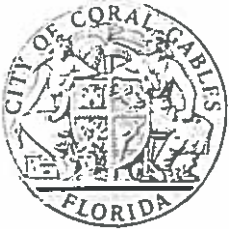
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City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

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

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

C:

Banco Popular North America, 9600 W. Byrn Mawr, Rosemont, Illinois 60018-5226
Banco Popular North America, 11 West 51st Street, New York, New York 10019-6781



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5101

Title of Document Posted: Construction Regulation Board Case

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 31 MENORES AVE, ON 5-27-16
AT 9:18 AM.

J. PINO
Employee's Printed Name

[Signature]
Employee's Signature

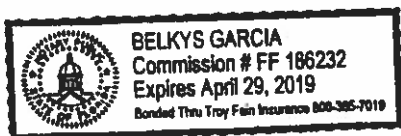
STATE OF FLORIDA)

ss.

COUNTY OF MIAMI-DADE)

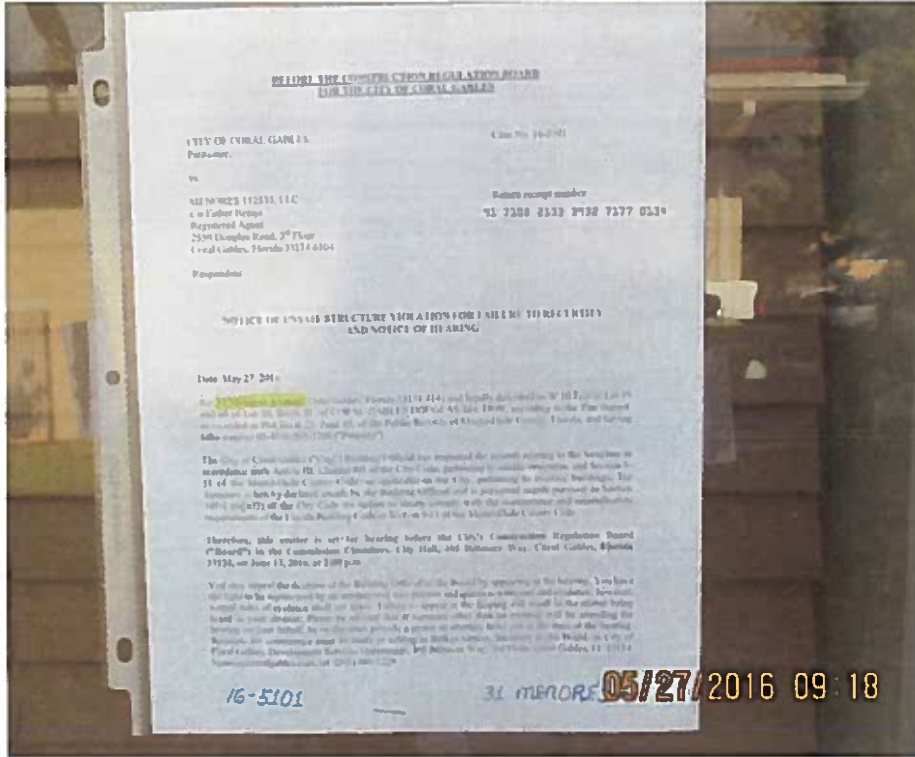
Sworn to (or affirmed) and subscribed before me this 27th day of May, in
the year 20 16, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

31 Menores Avenue





CFN 2012R0293010
 DR Bk 28085 Pgs 3628 - 3630: (3pgs)
 RECORDED 04/25/2012 08:47:16
 DEED DOC TAX 23,400.00
 SURTAX 17,550.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to :
 Damaris Pereira, Esquire
 The Elias Law Firm, PLLC
 15500 New Barn Road Suite 104
 Miami Lakes, FL 33014
 Telephone: 305-823-2300
 File Number: 0005-0227
 Folio Number(s):
 30-4108-009-3230
 30-4108-009-3150
 30-4108-009-3170
 30-4108-009-3200

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture made as of the 2nd day of April, 2012 between FVP MENORES, LLC, a Florida limited liability company, whose mailing address is 15500 New Barn Road, Suite 104, Miami Lakes, FL 33014, grantor* and MENORES 112533, LLC, a Florida limited liability company, whose mailing address is 2550 Douglas Road, 3rd FL, Coral Gables, FL 33134, 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, and more particularly described as follows:

See attached Exhibit "A"

Subject to taxes for 2012 and subsequent years, covenants, conditions, restrictions, easements, reservations, and limitations of record, if any, without the intent of reimposing same.

Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

In witness whereof, Grantor has hereunto set Grantor's hand and seal as of the day and year first above written.

Alicia Pereira
Witness
Name: Damaris Pereira

Dania Sancho
Witness
Name: Dania Sancho

FVP MENORES, LLC, a Florida limited liability company
By: Florida Value Partners, LLC, a Florida limited liability company, its Manager

Alicio Pina
By: Alicio Pina, Manager
15500 New Barn Rd. #104
Miami Lakes FL 33014

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2nd day of April, 2012 by Alicio Pina, as Manager of Florida Value Partners, LLC, a Florida limited liability company, as Manager of FVP Menores, LLC, a Florida limited liability company. He is personally known to me or produced _____ as identification.

Alicia Pereira
NOTARY PUBLIC, State of Florida
at Large
My Commission Expires: 10/14/12



Exhibit "A"

Legal Description

Parcel I:

The West 20 feet of Lot 23 and all of Lot 24, Block 31, 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.

Parcel II:

Lots 15, 16, 17, 18 and the East 40 feet of Lot 19, Block 31, 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.

Parcel III:

The West 10 feet of Lot 19 and all of Lot 20, Block 31, 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.

(collectively, the "Property")



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
2014	03/18/2014

2015	02/09/2015
2016	02/03/2016

Document Images

<u>02/03/2016 -- ANNUAL REPORT</u>	View image in PDF format
<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 2012R0575641
 OR Bk 28230 Pgs 0400 - 4217 (22pgs)
 RECORDED 08/15/2012 15:22:32
 MTG DOC TAX 10,920.00
 INTANG TAX 6,240.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:

Vivian de las Cuevas-Diaz, Esq.
 Broad and Cassel
 One Biscayne Tower
 2 South Biscayne Boulevard
 21st Floor
 Miami, Florida 33131

**FLORIDA REAL ESTATE MORTGAGE, ASSIGNMENT OF
 LEASES AND RENTS AND SECURITY AGREEMENT**

THIS FLORIDA REAL ESTATE MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT ("Mortgage") is made this 13th day of August, 2012, by MENORES 112533, LLC, a Florida limited liability company ("Mortgagor"), whose address is 2550 Douglas Road - 3rd Floor, Coral Gables, Florida 33134 in favor of BANCO POPULAR NORTH AMERICA, a New York state chartered commercial bank ("Mortgagee"), with an address for purposes hereof at 9600 West Bryn Mawr Avenue, Rosemont, Illinois 60018.

W I T N E S S E T H:

In consideration of the indebtedness hereinafter referred to, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor does hereby mortgage, grant, bargain, sell, assign and convey unto the Mortgagee, with the power of sale and right of entry and possession, all of the Mortgagor's estate, right, title and interest in, to and under, and grants to the Mortgagee a security interest in, all of the following described property ("Mortgaged Property") now owned or held or hereafter acquired by the Mortgagor:

(i) All of the land located in Miami-Dade County, State of Florida, more particularly described in Exhibit "A" annexed hereto and incorporated herein by this reference ("Land"), including all of the rights, privileges and appurtenances thereunto belonging, and all of the estate, right, title and interest of the Mortgagor therein or thereto, either in law or in equity, now or hereafter acquired, and in and to all streets, roads and public places, opened or proposed, in front of or adjoining the said Land, and all easements and rights-of-way, public or private, now or hereafter used in connection with the Land (collectively, the "Realty");

(ii) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land. All fixtures, machinery, appliances, equipment, furniture, inventory and personal property of every nature whatsoever now or hereafter owned by

Exhibit "A"
Legal Description

Parcel I:

The West 20 feet of Lot 23 and all of Lot 24, Block 31, 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.

Parcel II:

Lots 15,16,17,18 and the East 40 feet of Lot 19, Block 31, 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.

Parcel III:

The West 10 feet of Lot 19 and all of Lot 20, Block 31, 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.

Exhibit "A"

4834-2802-6640.1
46900/0002

Banco Popular North America is an active bank

FDIC Certificate#: 34967	Established: January 2, 1999	Corporate Website: http://www.popularcommunitybank.com
Headquarters: 11 West 51st Street New York, NY 10019 New York County	Insured: January 2, 1999	Consumer Assistance: http://www.FederalReserveConsumerHelp.gov
Locations: 52 domestic in 4 states, 0 in territories, and 0 in foreign locations	Bank Charter Class: Member of the Federal Reserve System	Contact the FDIC about: Banco Popular North America
	Regulated By: Federal Reserve Board	

Locations

History Identifications Financials

Showing 1 to 25 of 52 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
266394	116	Loan Production Office	3101 Colma Rd	Los Angeles	Hacienda Heights	CA	91745	Limited Service Loan Production Office	01/01/1920	09/01/2004
478488	161	Coral Gables Branch	2317 Ponce De Leon Blvd	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	07/23/2007	
467731	158	Hialeah Branch	1620 West 49th Street	Miami-Dade	Hialeah	FL	33012	Full Service Brick and Mortar Office	07/10/2006	
359313	134	Doral Branch	8180 Northwest 36th Street	Miami-Dade	Miami	FL	33172	Full Service Brick and Mortar Office	01/31/2001	01/04/2005
467730	157	Brickell Branch	1221 Brickell Avenue	Miami-Dade	Miami	FL	33131	Full Service Brick and Mortar Office	03/26/2007	
478487	160	Dadeland Branch	8885 Dadeland Blvd	Miami-Dade	Miami	FL	33156	Full Service Brick and Mortar Office	09/27/2007	
251266	132	Miami Lakes Branch	301 71st Street	Miami-Dade	Miami Beach	FL	33139	Full Service Brick and Mortar Office	08/08/1979	01/04/2005
12765	129	Miami Gardens	7900 Miami Lakes Drive West	Miami-Dade	Miami Lakes	FL	33016	Full Service Brick and Mortar Office	10/21/1963	01/04/2005
246815	130	Miami Beach Branch	13490 Northwest 7th Avenue	Miami-Dade	North Miami	FL	33168	Full Service Brick and Mortar Office	04/29/1987	01/04/2005
360835	131	North Miami Branch	1550 Northeast Miami Gardens Drive	Miami-Dade	North Miami Beach	FL	33169	Full Service Brick and Mortar Office	12/31/1999	01/04/2005
419122	135	Sunrise Branch	8401 West Oakland Park Boulevard	Broward	Sunrise	FL	33351	Full Service Brick and Mortar Office	04/28/2003	01/04/2005
280261	7	Elizabeth Avenue Branch	817 Elizabeth Avenue	Union	Elizabeth	NJ	07201	Full Service Brick and Mortar Office	10/12/1997	01/02/1999
290262	8	Journal Square Branch	1 Journal Square Plaza	Hudson	Jersey City	NJ	07306	Full Service Retail Office	12/19/1997	01/02/1999
55350	1	Bloomfield Branch	500 Bloomfield Avenue	Essex	Newark	NJ	07107	Full Service Brick and Mortar Office	01/20/1995	01/02/1999
290259	5	North Bergen Branch	85-01 Kennedy Boulevard	Hudson	North Bergen	NJ	07047	Full Service Brick and Mortar Office	06/30/1996	01/02/1999
359506	104	Perth Amboy Branch	633 State Street	Middlesex	Perth Amboy	NJ	08861	Full Service Brick and Mortar Office	12/29/2000	
290260	6	Bergenline Branch	53-10 Bergen Line Avenue	Hudson	West New York	NJ	07093	Full Service Brick and Mortar Office	06/30/1996	01/02/1999
357134	98	Castle Hill Branch	1170 Castle Hill Avenue	Bronx	Bronx	NY	10462	Full Service Brick and Mortar Office	12/27/1999	
239287	55	Court Street Branch	66 Court Street	Kings	Brooklyn	NY	11201	Full Service Brick and Mortar Office	04/20/1971	01/02/1999
236738	72	Flatlands/Canarsie Branch	8020 Flatlands Avenue	Kings	Brooklyn	NY	11236	Full Service Brick and Mortar Office	06/06/1977	01/02/1999
239292	57	East Tremont Branch	752 East Tremont Ave And Prospect Av	Bronx	New York	NY	10460	Full Service Brick and Mortar Office	03/25/1974	01/02/1999
62141		Banco Popular North America	11 West 51st Street	New York	New York	NY	10019	Full Service Brick and Mortar Office	01/02/1999	
239290	56	Columbus Avenue Branch	90 West 96th Street	New York	New York	NY	10025	Full Service Brick and Mortar Office	01/03/1973	01/02/1999
239407	63	Rockefeller Center Branch	11 West 51st Street	New York	New York	NY	10019	Full Service Brick and Mortar Office	12/02/1964	01/02/1999
239409	64	St. Nicholas Branch	1200 Saint Nicholas Ave	New York	New York	NY	10032	Full Service Brick and Mortar Office	08/15/1966	01/02/1999

62609



DECLARATION OF RESTRICTIVE COVENANTS
UNITY OF TITLE

CFN 2008R0258989
BOOK 26295 PAGE 3585 - 3586 (2pgs)
RECORDED 03/31/2008 08:18:36
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned Menores Development LLC, a Florida limited liability company is the fee simple owner of the following described property situated and being in the City of Coral Gables, Florida:

Lots 15, 16, 17, 18 and the East 40 feet of Lot 19, Block 31, 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.

WHEREAS, the undersigned owner of the multi-family residences at 25 Menores Ave & 11 Menores Ave desire to utilize said Lots as a single building site, and the undersigned owners do hereby declare and agree as follows:

1. That the multi family residences will not be used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted.
2. That the said Lots above described upon which the Multi-family residences are situated shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

NOW, THEREFORE, for good and valuable consideration, the undersigned does hereby declare that it will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

FURTHER, the undersigned declares that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, its successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinance of said City then in effect.

IN WITNESS WHEREOF, the undersigned has caused his hand and seal to be affixed hereto on this 5th day of February, 2008.

WITNESS (ES)

[Signature] Menores Development LLC
 Sign above and print name here Jamilet Pena, Managing Member

[Signature]
 Sign above and print name here Luis Posada

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day personally appeared before me Manuel Rivero Managing Member of Menores Development LLC who is personally known to me or has produced _____ as identification and he acknowledges that he executed the foregoing, freely and voluntarily, for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me this 5th day of February, 2008.

My commission expires:



[Signature]
NOTARY PUBLIC
STATE OF FLORIDA

PREPARED BY:
Maria I. Landa-Posada, Esq.
12394 SW 82 Ave
Pinecrest, FL 33156
305-47699050

APPROVED AS TO FORM
[Signature]
Elizabeth M. Hernandez, City Attorney

per Customer
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LAST PAGE