



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/28/2016

Property Information	
Folio:	03-4120-017-1380
Property Address:	4208 PONCE DE LEON BLVD Coral Gables, FL 33146-1827
Owner	D & O LLC
Mailing Address	1230 CATALONIA AVE CORAL GABLES, FL 33134-6307
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	3415 ENCLOSED RECREATIONAL ARENA ENTERTAINMENT
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	5,187 Sq Ft
Lot Size	5,000 Sq Ft
Year Built	1946



Assessment Information			
Year	2016	2015	2014
Land Value	\$850,000	\$700,000	\$575,000
Building Value	\$1,089,270	\$1,089,270	\$1,089,270
XF Value	\$0	\$0	\$0
Market Value	\$1,939,270	\$1,789,270	\$1,664,270
Assessed Value	\$1,939,270	\$1,789,270	\$1,664,270

Benefits Information				
Benefit	Type	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
CORAL GABLES INDUSTRIAL SEC
PB 28-22
LOTS 4 & 5 BLK 6
LOT SIZE 50.000 X 100
OR 11588-478 0682 5

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,939,270	\$1,789,270	\$1,664,270
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,939,270	\$1,789,270	\$1,664,270
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,939,270	\$1,789,270	\$1,664,270
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,939,270	\$1,789,270	\$1,664,270

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2007	\$2,550,000	25506-0622	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY'S

EXHIBIT 1



4208 Ponce De Leon Blvd

service list - 4208 Ponce de Leon Boulevard

<p><u>Owner (Registered Agent)</u> D & O, LLC c/o Suzanne A. Dockerty Registered Agent 1230 Catalonia Avenue Coral Gables, FL 33134-6307</p> <p>Return receipt number:</p>	<p><u>First Mortgagee</u> C1 Bank c/o Bank of the Ozarks 17901 Chenal Parkway Little Rock, AR 72223-5831</p> <p>Return receipt number:</p>
<p><u>First Mortgagee</u> C1 Bank 100 5th Street South St. Petersburg, FL 33701-4112</p> <p>Return receipt number:</p>	<p><u>Second Mortgagee (Registered Agent)</u> Howard Adams, Inc. c/o Howard Thomson, Jr. Registered Agent 3026 Day Avenue Coconut Grove, FL 33133-5109</p> <p>Return receipt number:</p>
<p><u>Second Mortgagee</u> Howard Thomson, Jr. 3026 Day Avenue Coconut Grove, FL 33133-5109</p> <p>Return receipt number:</p>	<p><u>Tax Lien</u> State of Florida Department of Revenue Miami Service Center 8175 NW 12th Street, Suite 119 Doral, FL 33126-1828</p> <p>Return receipt number:</p>



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-10-07-4242	07/13/2010	4208 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	PAINT BUILDING SW7072 BODY, SW7074 ACCENT EYEBROWS \$2500	final	07/13/2010	08/11/2010	0.00
BL-07-12-0282	12/21/2007	4208 PONCE DE LEON BLVD	MISCELLANEOUS WORK	ASBESTOS ABATEMENT \$2,450	final	12/28/2007	11/15/2012	0.00
CE-09-11-1990	11/13/2009	4208 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT3016 SRC 5-1907(2) ZONING CODE MAINTAINING REAL ESTATE SIGN IN EXCESS OF 250 SQ. IN. CURRENT SIGN OVER 400 SQ. IN.	final	11/13/2009	11/13/2009	0.00
CE-14-09-3334	09/26/2014	4208 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/08/2014	10/08/2014	0.00
CE-16-11-7275	11/16/2016	4208 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/21/2016	11/21/2016	0.00
DR-10-02-2641	02/02/2010	4208 PONCE DE LEON BLVD	DEVELOPMENT REVIEW COMMITTEE	APPLICANT PROPOSES TO OPEN A HEALTH AND FITNESS STUDIO IN THE EXISTING LOCATION. (CANCEL)	canceled	02/02/2010	09/08/2014	0.00
EX-12-11-0799	11/14/2012	4208 PONCE DE LEON BLVD	PERMIT EXTENSION	PERMIT RENEWAL OF BL 07120282	final	11/14/2012	11/14/2012	0.00
ME-10-01-3851	01/28/2010	4208 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C REPLACEMENT WITH HEATING UNIT & CONDENSATE DRAIN ON THE ROOF \$7,000	stop work	02/02/2010		0.00
RC-16-11-7688	11/28/2016	4208 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5599 AND UNSAFE STRUCTURES FEE	approved			980.63

CITY'S

EXHIBIT

ZN-08-01-1286	01/31/2008	4208 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEANING AND INTERIOR PAINTING WHITE \$7,000	final	01/31/2008 02/29/2008	0.00
ZN-10-07-4607	07/19/2010	4208 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PAINT BUILDING SW7072 BODY, SW7074 ACCENT EYEBROWS \$2,500	final	07/19/2010 08/11/2010	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:	Crossfit Gables	Inspection Date:	12/15/2015, 4/18/2016
Address:	4210 Ponce De Leon Boulevard	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	5000

FL NFPA 101 13
 Floor 1

Doors

7.2.1.5.1 Excerpt: Door leaves shall be arranged to be opened readily...
Door leaves shall be arranged to be opened readily from the egress side whenever the building is occupied.
Rear exit door - door is very difficult to open must be repaired immediately

Reinspection #1 Comments: no one at Business at time of reinspection

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.

Inspector:



R. Melgar
 12/15/2015
 no one at business
 4/18/2016 2:36:37 PM

Company Representative:

Signature valid only in mobile-eyes documents
 no one at business
 4/18/2016

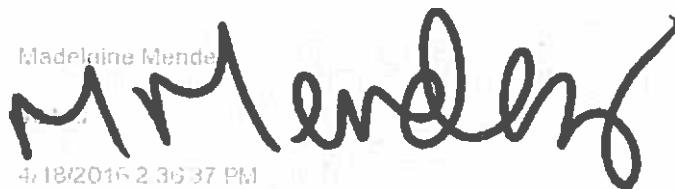
CITY'S

EXHIBIT

3

Inspector:

Madelaine Mendez

A handwritten signature in black ink, appearing to read 'M Mendez', written over a faint, semi-transparent watermark of the same signature.

4/18/2016 2:36:37 PM

Signature valid only in mobile-eyes documents

Madelaine Mendez

4/18/2016



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3932 5938 6920

D & O LLC
C/O SUZANNE A DOCKERTY
1230 CATALONIA AVE
CORAL GABLES, FL 33134-6307

RE: 4208 PONCE DE LEON BLVD, CORAL GABLES, FL
FOLIO # 03-4120-017-1380
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1946.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(1), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

In the event repairs or modifications are found to be necessary resulting from the recertification inspection, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter for the owner to obtain the necessary permits and perform the repairs. Recertification will take place once a revised Report is submitted and all required permits are closed.

The Architect or Engineer chosen to perform the inspection 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 \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S

Composite

EXHIBIT

4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5599

vs.

D & O, LLC
c/o Suzanne A. Dockerty
1230 Catalonia Avenue
Coral Gables, Florida 33134-6307

Return receipt number:

91 7108 2133 3932 7093 3646

Respondent.

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

Date: December 20, 2016

Re: **4208 Ponce de Leon Boulevard**, Coral Gables, Florida 33146-1827 and legally described as Lots 4 & 5, Block 6, of CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4120-017-1380 ("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 January 9, 2017, 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. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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.


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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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:

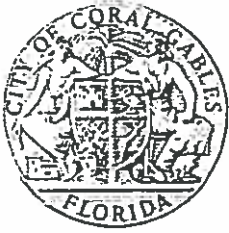
C1 Bank, c/o Bank of the Ozarks, 17901 Chenal Parkway, Little Rock, Arkansas 72223-5831

C1 Bank, 100 5th Street South, St. Petersburg, Florida 33701-4112

Howard Adams, Inc., c/o Howard Thomson, Jr., 3026 Day Avenue, Coconut Grove, Florida 33133-5109

Howard Thomson, Jr., 3026 Day Avenue, Coconut Grove, Florida 33133-5109

State of Florida, Department of Revenue, Miami Service Center, 8175 N.W. 12th Street, Suite 119, Doral, Florida 33126-1828



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5599

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 4208 Ponce de Leon Blvd, ON 12-20-16
AT 10:10 AM.

JOSE IGLESIAS
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 20th day of December, in
the year 20 16, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

4208 (4210) Ponce de Leon Boulevard





CFN 2007R0341477
 OR Bk 25506 Pgs 0622 - 623; (2pgs)
 RECORDED 04/04/2007 14:21:51
 DEED DOC TAX 15,300.00
 SURTAX 11,475.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:

Louis Stinson, Jr., P.A.
 2199 Ponce de Leon Blvd.
 Merrick Plaza - Suite 301
 Coral Gables, FL 33134
 305-444-8807
 File Number: Adams Sale D-O

[Space Above This Line For Recording Data]

Special Warranty Deed
 (Statutory Form - Section 689.02, F.S.)

This Indenture made this 30th day of March, 2007 between Howard Adams, Inc., a Florida corporation f/k/a Thomas Photo Imaging, Inc., a Florida Corporation f/k/a Thomson Photo Lab, Inc., a Florida Corporation whose post office address is 3026 Day Avenue, Coconut Grove, FL 33133, grantor, and D & O, LLC, Florida limited liability company whose post office address is 1230 Catalonia Avenue, Coral Gables, FL 33134, grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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 grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lots 4 and 5, Block 6, of Revised Plat Coral Gables Industrial Section, according to the Plat thereof, as recorded in Plat Book 28, Page 22 of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4120-017-1380

Together with all the tenements, hereditaments 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 grantees that the 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 the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons by; through or under grantor.

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

DoubleTime

2

Signed, sealed and delivered in our presence:

[Signature]
Signature of Witness
R F CHAUSSON
Print Name of Witness

Howard Adams, Inc.

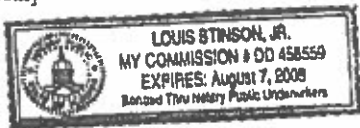
By: [Signature]
Howard A. Thomson, Jr., President

[Signature]
Signature of Witness
Louis Thomson Jr
Print Name of Witness

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 30th day of March, 2007 by Howard A. Thomson, Jr., President of Howard Adams, Inc., a Florida corporation, on behalf of the corporation. He [X] is personally known to me or [] has produced a Florida driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



DIVISION of
CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
D & O, LLC

Filing Information

Document Number L04000041416
FEI/EIN Number 20-1274064
Date Filed 05/27/2004
State FL
Status ACTIVE

Principal Address

1230 CATALONIA AVENUE
CORAL GABLES, FL 33134

Mailing Address

1230 CATALONIA AVENUE
CORAL GABLES, FL 33134

Registered Agent Name & Address

DOCKERTY, SUZANNE A
1230 CATALONIA AVENUE
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title Authorized Member, VP, Secretary

DOCKERTY, SUZANNE A
1230 CATALONIA AVENUE
CORAL GABLES, FL 33134

Title Authorized Member, President

DOCKERTY, JAMES M
1230 CATALONIA AVENUE
CORAL GABLES, FL 33134

CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2014	02/27/2014
2015	04/22/2015
2016	04/20/2016

Document Images

04/20/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
04/16/2012 -- ANNUAL REPORT	View image in PDF format
03/31/2011 -- ANNUAL REPORT	View image in PDF format
02/03/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
03/27/2008 -- ANNUAL REPORT	View image in PDF format
02/23/2007 -- ANNUAL REPORT	View image in PDF format
04/26/2006 -- ANNUAL REPORT	View image in PDF format
03/21/2005 -- ANNUAL REPORT	View image in PDF format
05/27/2004 -- Florida Limited Liabilities	View image in PDF format

Bank of the Ozarks (FDIC # 110)

Active Insured Since January 1, 1934

Data as of: November 30, 2016

Bank of the Ozarks is an active bank

FDIC Certificate#:	110	Established:	March 3, 1903	Corporate Website:	http://www.bankozarks.com
Headquarters:	17901 Chenal Parkway Little Rock, AR 72223 Pulaski County	Insured:	January 1, 1934	Consumer Assistance:	https://www5.fdic.gov/starsmail/index.asp
Locations:	263 domestic in 9 states, 0 in territories, and 0 in foreign locations	Bank Charter Class:	Non-member of the Federal Reserve System	Contact the FDIC about:	Bank of the Ozarks
		Regulated By:	Federal Deposit Insurance Corporation		

- Locations
- History
- Identifications
- Financials
- Other Names / Websites

Showing 1 to 25 of 263 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
40	148	Geneva Branch	515 South Commerce Street	Geneva	Geneva	AL	36340	Full Service Brick and Mortar Office	01/01/1901	01/01/2013
533856	146	Mobile Airport Branch	6161 Airport Blvd	Mobile	Mobile	AL	36608	Full Service Brick and Mortar Office	09/24/2012	
465278	98	Mobile Royal Street Branch	7 North Royal Street	Mobile	Mobile	AL	36602	Full Service Brick and Mortar Office	07/05/2007	07/16/2010
234447	16	Alma Branch	611 Highway 71 North	Crawford	Alma	AR	72921	Full Service Brick and Mortar Office	09/04/1997	08/11/1999
234437	7	Altus Branch	1612 Franklin St	Franklin	Altus	AR	72821	Full Service Brick and Mortar Office	07/10/1972	06/11/1999
57196	179	Arkadelphia Main Branch	409 Main Street	Clark	Arkadelphia	AR	71923	Full Service Brick and Mortar Office	01/21/1997	05/17/2014
362541	186	Arkadelphia West Pine Branch	2960 West Pine	Clark	Arkadelphia	AR	71923	Full Service Brick and Mortar Office	09/04/2001	05/17/2014
456846	76	Bella Vista Highlands Branch	791 Lancashire Boulevard	Benton	Bella Vista	AR	72715	Full Service Brick and Mortar Office	11/30/2006	
456848	77	Bella Vista Sugar Creek Branch	80 Sugar Creek Center	Benton	Bella Vista	AR	72714	Full Service Brick and Mortar Office	11/30/2006	
441452	66	Benton Hwy 35 Branch	1216 Highway 35	Saline	Benton	AR	72015	Full Service Brick and Mortar Office	06/28/2005	
515145	115	Benton Alcoa Branch	7250 Alcoa Road	Saline	Benton	AR	72015	Full Service Brick and Mortar Office	12/13/2010	
580575	278	Benton Military Rd Branch	1700 Military Rd	Saline	Benton	AR	72015	Full Service Brick and Mortar Office	07/01/2015	
446875	68	Bentonville Hwy 102 Branch	405 Sw 14th Street	Benton	Bentonville	AR	72712	Full Service Brick and Mortar Office	11/28/2005	
452338	71	Bentonville Walton/Dodson Branch	1010 Southeast Walton Boulevard	Benton	Bentonville	AR	72712	Full Service Brick and Mortar Office Full Service	06/30/2006	

C1 Bank (FDIC # 34092)

Inactive as of July 22, 2016

Merged or acquired without government assistance

Data as of: November 30, 2016

C1 Bank is no longer doing business under that name because it has been merged or acquired without government assistance. See the successor institution, Bank of the Ozarks (FDIC #: 110)

FDIC Certificate#:	34092	Established:	November 17, 1995	Contact the FDIC about:
Headquarters:	100 5th Street South Saint Petersburg, FL 33701 Pinellas County	Insured:	November 17, 1995	C1 Bank or Bank of the Ozarks
		Bank Charter Class:	Non-member of the Federal Reserve System	

[Locations](#)[History](#)[Identifications](#)[Financials](#)[Other Names /
Websites](#)

Location information is not available for inactive or renamed banks



CFN 2014R0869528
OR Bk 29436 Pgs 1449 - 1451; (3pgs)
RECORDED 12/19/2014 11:52:19
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
Bertram A. Sapurstein, Esq.
Attorney at Law
SAPURSTEIN & BLOCH, P.A.
9700 S. Dixie Highway Suite #1000
Miami, FL 33156
305-670-9500
File Number: 13399.00107

[Space Above This Line For Recording Data]

ASSIGNMENT OF REAL ESTATE NOTES AND MORTGAGES

KNOW ALL MEN BY THESE PRESENTS that **TotalBank**, a Florida banking corporation, whose address is 100 S.E. 2nd Street, Miami, Florida 33131, hereinafter called Assignor, the owner and holder of the Notes, Mortgages and Agreements hereinafter described, in consideration of ten dollars and other good and valuable considerations in hand paid by **C1 Bank**, a Florida banking corporation, whose address is 100 5th Street South, St. Petersburg, Florida 33701, hereinafter called Assignee, receipt whereof is hereby acknowledged, does hereby assign, sell, transfer and set over unto the said Assignee all of the Assignor's right, title and interest in and to the following (the "Assigned Documents") and the indebtedness and other obligations secured thereby:

- (i) Amended and Restated Promissory Note made and executed by D & O, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor") to Assignor, dated August 31, 2011, in the principal sum of \$1,068,072.71.
- (ii) Amended and Restated Promissory Note made and executed by D & O, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor") to Assignor, dated August 31, 2011, in the principal sum of \$1,380,262.06.
- (iii) Amended and Restated Promissory Note made and executed by D & O, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor") to Assignor, dated August 31, 2011, in the principal sum of \$1,253,585.47.
- (iv) Amended and Restated Promissory Note made and executed by D & O, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor") to Assignor, dated August 31, 2011, in the principal sum of \$1,038,375.74.
- (v) Mortgage dated June 30th, 2004, recorded July 12, 2004, in Official Records Book 22471, Page 3718, of the Public Records of Miami-Dade County, Florida.
- (vi) Mortgage Modification and Spreader Agreement dated March 30, 2007, recorded April 4, 2007, in Official Records Book 25506, page 650, of the Public Records of Miami-Dade County, Florida.

3

- (vii) Modification of Mortgage and Future Advance Agreement recorded in O.R. VBook 26294, Page 4977, of the Public Records of Miami-Dade County, Florida.
- (viii) Loan Forbearance and Modification Agreement recorded in O.R., Book 27813, Page 4925, of the Public Records of Miami-Dade County, Florida.
- (ix) Mortgage and Security Agreement dated March 30th, 2007, recorded April 4th, 2007, in Official Records Book 25506, Page 624, of the Public Records of Miami-Dade County, Florida.
- (x) Loan Forbearance and Modification Agreement recorded in O.R., Book 27813, Page 4965, of the Public Records of Miami-Dade County, Florida.
- (xi) Assignment of Leases and Rents dated June 30, 2004, and recorded July 12, 2004, in Official Records Book 22471, Page 3740, of the Public Records of Miami-Dade County, Florida.
- (xii) UCC-1 Financing Statement recorded July 12, 2004, in Official Records Book 22471, Page 3749, of the Public Records of Miami-Dade County, Florida.
- (xiii) UCC-3 Financing Statement recorded April 4, 2007, in Official Records Book 25506, Page 656, of the Public Records of Miami-Dade County, Florida.
- (xiv) UCC-1 Financing Statement recorded April 4, 2007, in Official Records Book 25506, Page 647, of the Public Records of Miami-Dade County, Florida.

The Assigned Documents encumber the real property in Miami-Dade County, Florida described as follows:

Lots 4, 5, 6, & 7 in Block 6, of CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof, as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida;

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE, REPRESENTATION OR WARRANTY OF ANY KIND, except that the Assignor represents and warrants that (1) the Assignor is the owner and holder of the Assigned Documents; (2) the Assignor has full right, title and authority to transfer same; (3) that the Assigned Documents have not been modified since the date thereof and Assignor has executed no release or satisfaction of any of them; and (4) the Assignor has not heretofore assigned, sold or encumbered all or any part thereof.

When it delivers this instrument to Assignee, Assignor shall deliver the original Assigned Documents to Assignee, with the Notes included in them being endorsed by Assignor without recourse (except as set forth herein) to Assignee. Assignor hereby authorizes Assignee to file with the Florida Secured Transaction Registry a financing statement amendment reflecting an assignment by Assignor to Assignee of the financing statement filed with the Florida Secured Transaction Registry under File

No. 200407348666.

IN WITNESS WHEREOF, the Assignor has executed this instrument as of this 15 day of December, 2014.

Signed in the presence of:

**TotalBank,
a Florida Banking Corporation**

[Signature]
signature of witness
name of witness: Ramon A. Rodriguez
(legibly printed)

By: [Signature]
SR. Vice Pres., President

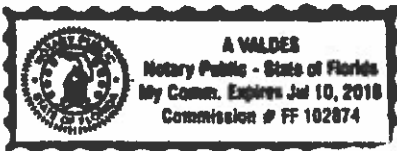
[Signature]
signature of witness
name of witness: Marlene Stone
(legibly printed)

STATE OF FLORIDA }
 }
 } ss:
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 15 day of December, 2014 by Maritza Jaime, President of TotalBank, a Florida Banking Corporation. He is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida
Atina Valdes

My commission expires:





CFN 2011R0591798
 OR Bk 27813 Pgs 4865 - 4875; (11pgs)
 RECORDED 09/02/2011 15:27:42
 MTG DOC TAX 1,412.25
 INTANG TAX 806.85
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
 HAROLD L. LEWIS, ESQ.
 PATHMAN LEWIS, LLP
 One Biscayne Tower, Suite 2400
 Two South Biscayne Boulevard
 Miami, Florida 33131

LOAN FORBEARANCE AND MODIFICATION AGREEMENT

(Loan #1540199360)

THIS LOAN FORBEARANCE AND MODIFICATION AGREEMENT (the "Agreement") is made and entered into as of this 31st day of August, 2011, by and between D & O, LLC, a Florida limited liability company (the "Mortgagor"), and TOTALBANK, Florida banking corporation (the "Lender").

WITNESSETH:

WHEREAS, Mortgagor executed and delivered to Lender a Mortgage and Security Agreement dated March 30, 2007, and recorded April 4, 2007, in Official Records Book 25506, Page 624, of the Public Records of Miami-Dade County, Florida (the "Mortgage"), securing a Promissory Note of even date therewith in the principal amount of Two Million and no/100 (\$2,000,000.00) Dollars (the "Note"), and encumbering the following described real property ("Property #2", also referred to herein as the "Mortgaged Property") lying and situate in Miami-Dade County, Florida:

Lots 4 and 5, Block 6, of CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

A/K/A

Lots 6 and 7, Block 6, of REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

NOTE TO RECORDER'S OFFICE: DOCUMENTARY STAMP AND INTANGIBLE TAXES WERE PREVIOUSLY PAID AT THE TIME THE MORTGAGE DESCRIBED HEREIN WAS RECORDED. PURSUANT TO PARAGRAPH 3 OF THIS AGREEMENT, ADDITIONAL DOCUMENTARY STAMP AND INTANGIBLE TAXES IN THE AMOUNT OF \$1,412.25 AND \$806.85, RESPECTIVELY, ARE BEING PAID UPON THE ADDITIONAL INDEBTEDNESS AMOUNT OF \$403,426.35.



CFN 20070341478
 OR Bk 25506 Pgs 0624 - 646; (23pgs)
 RECORDED 04/04/2007 14:21:51
 MTG DOC TAX 7,000.00
 INTANG TAX 4,000.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
 RICHARD L. SCHANKERMAN, ESQUIRE
 AKERMAN SENTERFITT
 ONE S.E. 3RD AVENUE, 28TH FLOOR
 MIAMI, FLORIDA 33131

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (herein "Mortgage") made this 30th day of March 2007, by and between D & O, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor"), whose address is 1230 Catalonia Avenue, Coral Gables, Florida 33134 and TotalBank, a Florida banking association (hereinafter referred to as "Mortgagee"), with an address for purposes hereof at 2720 Coral Way, Miami, Florida 33145;

WITNESSETH:

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 (hereinafter referred to collectively as the "Mortgaged Property") now owned or held or hereafter acquired by the Mortgagor:

(i) All of the land (herein the "Land") located in the County of Miami-Dade, State of Florida, more particularly described in Exhibit "A" annexed hereto and incorporated herein by this reference, 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, and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, or used or intended to be used in connection with or with the operation of, the Realty, buildings, structures or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and owned by Mortgagor, including all extensions, additions, improvements, betterments, renewals, substitutions, and replacements to any of the foregoing and all of the right, title and interest of Mortgagor in and to

(M2525861;2)



CFN 2014R0869529
 DR Bk 29436 Pgs 1452 - 1472 (21pgs)
 RECORDED 12/19/2014 11:52:19
 MTG DOC TAX 868.00
 INTANG TAX 496.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 Robert W. Vale, Esq.
 Shutts & Bowen LLP
 201 South Biscayne Blvd., Suite 1500
 Miami, Florida 33131

NOTE TO CLERK OF CIRCUIT COURT: The note secured by this instrument (the "Note") constitutes a consolidation and renewal of the following promissory notes made by the mortgagor under this instrument each dated August 31, 2011: (i) Amended and Restated Promissory Note in the original principal amount of \$1,253,585.47 ("Note A-1"); (ii) Amended and Restated Promissory Note, in the original principal amount of \$1,038,375.74 ("Note B-1"); (iii) Amended and Restated Promissory Note, dated August 31, 2011, in the original principal amount of \$1,380,262.06("Note A-2"); and (iv) Amended and Restated Promissory Note, in the original principal amount of \$1,068,072.71("Note B-2") (Note A-1, B-1, A-2 and B-2 are collectively referred to as the "Preexisting Notes"). The outstanding balance of the Preexisting Notes as of the date hereof is \$4,400,000, and the Note evidences an increase of \$248,000 in that principal amount, without adding any obligors. Documentary stamp tax and intangibles tax in the amount of \$1,364 are being paid on this instrument with respect to the aforementioned increase. Documentary stamp tax and intangibles tax were previously paid with respect to the A-1 Note and B-1 Note on Instruments recorded in O.R. Book 25506 Page 624 and O.R. Book 27813 Page 4865 of the Miami-Dade County, Florida Public Records. Documentary stamp tax and intangibles tax were previously paid with respect to the A-2 Note and B-2 Note on Instruments recorded in O.R. Book 22471 Page 3718 and O.R. Book 26294, Page 4977, and O.R. Book 27813 Page 4925 of the Miami-Dade County, Florida Public Records. Pursuant to F.S. 201.09 and F.S. 199.145, no additional documentary stamp tax or intangibles tax is owed with respect to the portion of the Note secured hereby that constitutes a renewal of the outstanding principal balance of the Preexisting Notes.

AMENDED AND RESTATED
MORTGAGE AND SECURITY AGREEMENT AND EXTENSION AGREEMENT

Dated as of: December 15, 2014 (the "date hereof")

Mortgagor: D&O, LLC, a Florida limited liability company

Mortgagor's Address: 1230 Catalonia Avenue
 Coral Gables, Florida 33134

Mortgagee: C1 BANK, a Florida banking corporation

Mortgagee's Address: 100 5th Street South
 St. Petersburg, Florida 33701

Promissory Document: Promissory Note, dated on or about the date hereof, made by
 Mortgagor to Mortgagee's order in the principal amount of
 \$4,648,000.00

MIADOCS 9818701 6



CFN 20110591813
 OR Bk 27813 Pgs 4925 - 4936; (12pgs)
 RECORDED 09/02/2011 15:31:22
 MTG DOC TAX 1,288.70
 INTANG TAX 736.22
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
 HAROLD L. LEWIS, ESQ.
 PATHMAN LEWIS, LLP
 One Biscayne Tower, Suite 2400
 Two South Biscayne Boulevard
 Miami, Florida 33131

LOAN FORBEARANCE AND MODIFICATION AGREEMENT
 (Loan #1540137060)

THIS LOAN FORBEARANCE AND MODIFICATION AGREEMENT (the "Agreement") is made and entered into as of this 31st day of August, 2011, by and between D & O, LLC, a Florida limited liability company (the "Mortgagor"), and TOTALBANK, Florida banking corporation (the "Lender").

WITNESSETH:

WHEREAS, Mortgagor executed and delivered to Lender a Mortgage dated June 30, 2004, and recorded July 12, 2004, in Official Records Book 22471, Page 3718, of the Public Records of Miami-Dade County, Florida (the "Mortgage"), securing a Promissory Note of even date therewith in the principal amount of One Million Six Hundred Thousand and no/100 (\$1,600,000.00) Dollars (the "Note"), and encumbering the following described real property ("Property #1") lying and situate in Miami-Dade County, Florida:

Lots 6 and 7, Block 6, of CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

A/K/A

Lots 6 and 7, Block 6, of REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

NOTE TO RECORDER'S OFFICE: DOCUMENTARY STAMP AND INTANGIBLE TAXES WERE PREVIOUSLY PAID AT THE TIME THE MORTGAGE DESCRIBED HEREIN WAS RECORDED. PURSUANT TO PARAGRAPH 3 OF THIS AGREEMENT, ADDITIONAL DOCUMENTARY STAMP AND INTANGIBLE TAXES IN THE AMOUNT OF \$1,288.70 AND \$736.22, RESPECTIVELY, ARE BEING PAID UPON THE ADDITIONAL INDEBTEDNESS AMOUNT OF \$368,110.45.



PREPARED BY & RETURN TO:
 Carla I. Garcia, Esq.
 TotalBank
 2720 Coral Way
 Miami, Florida 33145

CFN 20080257973
 DR Bk 26294 Pgs 4977 - 4980 (4pgs)
 RECORDED 03/28/2008 14:17:00
 MTG DOC TAX 2,007.60
 INTANG TAX 1,147.05
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

MODIFICATION OF MORTGAGE AND FUTURE ADVANCE AGREEMENT

THIS AGREEMENT, made and entered into this 4 day of March, 2008 by and between D & O, LLC, a Florida limited liability company (the "Mortgagor"), whose address is 1230 Catalonia Avenue, Coral Gables, Florida 33134 and TOTALBANK, a Florida banking corporation (the "Lender"), whose address is 2720 Coral Way, Miami, Florida 33145.

WHEREAS, Mortgagor executed and delivered to Lender a Mortgage dated June 30, 2004 and recorded July 12, 2004 in Official Records Book 22471, Page 3718 of the Public Records of Miami-Dade County, Florida (the "Mortgage"), securing a Promissory Note of even date therewith in the principal amount of \$1,600,000.00 (the "Note"), and encumbering the following described real property (the "Property") lying and situate in Miami-Dade County, Florida:

Lot 6 and 7, Block 6, of CORAL GABLES INDUSTRIAL SECTION, according to the plat hereof, as recoded in Plat Book 28, at Page 27 of the Public Records of Miami-Dade County, Florida.

WHEREAS, as additional security for the payment of said obligation evidenced by the Note, Mortgagor also executed and delivered to Lender an Assignment of Leases and Rents dated June 30, 2004 and recorded July 12, 2004 in Official Records Book 22471, Page 3740 of the Public Records of Miami-Dade County, Florida (the "Assignment") and a UCC-1 Financing Statement recorded on July 12, 2004 in Official Records Book 22471, Page 3749 of the Public Records of Miami-Dade County, Florida and UCC-1 Financing Statement filed with the Secretary of State of the state of Florida under File Number 200407348660 (the "Financing Statement");

WHEREAS, the Mortgage was modified by that Mortgage Modification and Spreader Agreement dated March 30, 2007 and recorded April 4, 2007 in Official; Records Book 25506, Page 650 of the Public Records of Miami-Dade County, Florida (the "Mortgage Spreader"), which amended the Mortgage to include as property encumbered by the Mortgage and the Loan documents the Additional Property described as follows to serve as further security for payment and performance for terms and conditions of the Loan:

Lots 4 and 5, Block 6, of CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof, as recorded in Plat Book 28, at Page 22 of the Public Records of Miami-Dade County, Florida (the "Additional Property");

(The "Mortgage" and the "Mortgage Spreader" shall hereinafter be referred to collectively as the "Mortgage"; and the "Property" and the "Additional Property" shall hereinafter be referred to collectively as the "Property")

AND WHEREAS, Mortgagor has requested and Mortgagee has agreed modify the terms of the Note and the Mortgage, and amend the method of payment and provide a future advance in the amount of \$573,522.72;

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Mortgagee and Mortgagor hereby agree as follows:

NOTE TO TAX EXAMINER: State of Florida Documentary Stamp Tax and Intangible Taxes are being paid in connection with the Amended, Restated and Consolidated Promissory Note based on the future advance in the amount of \$573,522.72.

4



CFN 2004R0573338
 OR Bk 22471 Pgs 3718 - 3739; (22pgs)
 RECORDED 07/12/2004 09:37:45
 MTG DOC TAX 5,600.00
 INTANG TAX 3,200.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
 BARBARA J. FERRER, ESQ.
 AKURMAN SENTERFITT
 ONE S.E. 3RD AVENUE, 28TH FLOOR
 MIAMI, FLORIDA 33131

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (herein "Mortgage") made this 30 day of June, 2004, by and between D & O, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor"), whose address is 110 Merrick Way, Suite 3-B, Coral Gables, Florida 33134 and TotalBank, a Florida banking association (hereinafter referred to as "Mortgagee"), with an address for purposes hereof at 2720 Coral Way, Miami, Florida 33145;

WITNESSETH:

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 (hereinafter referred to collectively as the "Mortgaged Property") now owned or held or hereafter acquired by the Mortgagor:

(i) All of the land (herein the "Land") located in the County of Miami-Dade, State of Florida, more particularly described in Exhibit "A" annexed hereto and incorporated herein by this reference, 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, and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, or used or intended to be used in connection with or with the operation of, the Realty, buildings, structures or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and owned by Mortgagor, including all extensions, additions, improvements, betterments, renewals, substitutions, and replacements to any of the foregoing and all of the right, title and interest of Mortgagor in and to (M2118857;2)

22

CFN 2008R0160290
OR Bk 26236 Pgs 2800 - 28031 (4pgs)
RECORDED 02/27/2008 13:09:44
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and Return to:
Suzanne A. Dockerty, Esquire
Suzanne A. Dockerty, P.A.
110 Merrick Way, Suite 3B
Coral Gables, Florida 33134

BALLOON PROMISSORY NOTE AND MORTGAGE MODIFICATION
AGREEMENT

This Promissory Note and Mortgage Modification Agreement is entered into this 25 day of February, 2008 by and between D & O, LLC, a Florida limited liability company ("Mortgagor") and Howard A. Thomson, Jr. as successor in interest to Howard Adams, Inc., a Florida corporation ("Mortgagee").

WHEREAS, Mortgagor executed a certain Balloon Promissory Note in favor of Howard Adams, Inc., a Florida corporation, dated March 30, 2007 in the original principal amount of Two Hundred Fifty Thousand Dollars (\$250,000.00) (the "Note"); and

WHEREAS, Mortgagor secured the Note with a Balloon Second Mortgage in favor of Howard Adams, Inc. dated of even date therewith, and recorded on April 4, 2007 in Official Records Book 25506, Page 0660, in the Public Records of Miami-Dade County, Florida (the "Mortgage") encumbering that certain real property described to wit:

Lots 4 and 5, Block 6, Revised Plat Coral Gables Industrial Section, according to the Plat thereof, recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida (the "Property"); and

WHEREAS, Howard Adams, Inc. assigned all of its right, title and interest in and to the Note and Mortgage to Howard A. Thomson, Jr. by that certain Assignment of Assets On Dissolution dated January 1, 2008 (the "Mortgage Assignment"); and

WHEREAS, Mortgagor has requested, and Mortgagee has agreed, to extend the payment terms and Maturity Date of the Note and Mortgage, as set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The above recitals are true and correct and are incorporated by reference herein.



CFN 2007R0341482
 OR Bk 25506 Pgs 0660 - 664: (5pgs)
 RECORDED 04/04/2007 14:21:51
 MTG DOC TAX 875.00
 INTANG TAX 500.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 Suzanne A. Dockerty
 Attorney at Law
 SUZANNE A. DOCKERTY, P.A.
 110 Merrick Way Suite 3-B
 Coral Gables, FL 33134

File Number: 247101-9
 Will Call No.:

[Space Above This Line For Recording Data]

BALLOON SECOND MORTGAGE

This Indenture, Made this March 30, 2007 by and between D & O, LLC, a Florida limited liability company whose address is 1230 Catalonia Avenue, Coral Gables, FL 33134, hereinafter called the Mortgagor, and Kenneth F. Claussen, Esq. for the benefit of Howard Adams Inc., a Florida Corporation *l/k/a* Thomson Photo Imaging Inc., a Florida Corporation *l/k/a* Thomson Photo Lab Inc., a Florida Corporation whose address is 3026 Day Avenue, Coconut Grove, FL 33133, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee" shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lots 4 and 5, Block 6, Revised Plat Coral Gables Industrial Section, according to the Plat thereof, recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida.

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

Provided always, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.
2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the

Initials: 
 DoubleTimeo

5



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
HOWARD ADAMS, INC.

Filing Information

Document Number	415416
FEI/EIN Number	59-1430577
Date Filed	12/28/1972
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/25/2009
Event Effective Date	NONE

Principal Address

3026 DAY AVE
COCONUT GROVE, FL 33133

Changed: 07/14/2005

Mailing Address

3026 DAY AVE
COCONUT GROVE, FL 33133

Changed: 07/14/2005

Registered Agent Name & Address

THOMSON, HOWARD JR
3026 DAY AVE
COCONUT GROVE, FL 33133

Name Changed: 01/08/2003

Address Changed: 07/14/2005

Officer/Director Detail

Name & Address

Title PTD

THOMSON JR, HOWARD APRES
3026 DAY AVE
COCONUT GROVE, FL 33133

Annual Reports

Report Year	Filed Date
2006	01/05/2006
2007	01/03/2007
2008	01/08/2008

Document Images

01/08/2008 -- ANNUAL REPORT	View image in PDF format
01/03/2007 -- ANNUAL REPORT	View image in PDF format
01/05/2006 -- ANNUAL REPORT	View image in PDF format
07/14/2005 -- ANNUAL REPORT	View image in PDF format
10/21/2004 -- Name Change	View image in PDF format
01/28/2004 -- ANNUAL REPORT	View image in PDF format
01/08/2003 -- ANNUAL REPORT	View image in PDF format
01/23/2002 -- ANNUAL REPORT	View image in PDF format
01/12/2001 -- ANNUAL REPORT	View image in PDF format
02/23/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
01/20/1998 -- ANNUAL REPORT	View image in PDF format
01/17/1997 -- ANNUAL REPORT	View image in PDF format
02/15/1996 -- ANNUAL REPORT	View image in PDF format
01/13/1995 -- ANNUAL REPORT	View image in PDF format



Florida Department of Revenue
WARRANT

CFN: 20160624841 BOOK 30286 PAGE 4858
DATE: 10/28/2016 12:15:54 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

D & O, LLC
4212 PONCE DE LEON BLVD
CORAL GABLES, FL 33146-1827

Tax : Sales and Use Tax
Business Partner # : 1953813
Contract Object # : 00013115947
FEIN : 201274064
Warrant # : 1000000725486

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Miami-dade, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	46528.18
PENALTY	\$	9531.61
INTEREST	\$	3074.48
TOTAL	\$	59134.27
FEE(S)	\$	20.00
GRAND TOTAL	\$	<u>59154.27</u>

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Doral
Miami-dade County, Florida, this 27th day of October, 2016.

Leon M. Biegalski, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent



Please bill to:
State of Florida, Department of Revenue

MIAMI SERVICE CENTER
8175 NW 12TH ST STE 119
Doral, FL 33126-1828

DR-78
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