



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/31/2016

| Property Information |   |
|----------------------|---|
| Folio:               | 03-4108-007-0120                                      |
| Property Address:    | 135 MADEIRA AVE<br>Coral Gables, FL 33134-4515        |
| Owner                | ARI PROPERTY HOLDINGS LLC                             |
| Mailing Address      | 135 MADEIRA AVE<br>CORAL GABLES, FL 33134 USA         |
| Primary Zone         | 6400 COMMERCIAL - CENTRAL                             |
| Primary Land Use     | 1713 OFFICE BUILDING - ONE<br>STORY : OFFICE BUILDING |
| Beds / Baths / Half  | 0 / 0 / 0   |
| Floors               | 1   |
| Living Units         | 0   |
| Actual Area          | Sq.Ft   |
| Living Area          | Sq.Ft   |
| Adjusted Area        | 1,920 Sq.Ft   |
| Lot Size             | 2,275 Sq.Ft   |
| Year Built           | 1956  |



| Assessment Information |           |           |           |
|------------------------|-----------|-----------|-----------|
| Year                   | 2016      | 2015      | 2014      |
| Land Value             | \$275,275 | \$275,275 | \$275,275 |
| Building Value         | \$384,000 | \$384,000 | \$384,000 |
| XF Value               | \$0       | \$0       | \$0       |
| Market Value           | \$659,275 | \$659,275 | \$659,275 |
| Assessed Value         | \$659,275 | \$659,275 | \$659,275 |

| 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 SEC L PB 8-85<br>LOT 16 BLK 3<br>LOT SIZE 25 000 X 91<br>OR 15963-1558 0693 1 |

| Taxable Value Information |           |           |           |
|---------------------------|-----------|-----------|-----------|
|                           | 2016      | 2015      | 2014      |
| <b>County</b>             |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$659,275 | \$659,275 | \$659,275 |
| <b>School Board</b>       |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$659,275 | \$659,275 | \$659,275 |
| <b>City</b>               |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$659,275 | \$659,275 | \$659,275 |
| <b>Regional</b>           |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$659,275 | \$659,275 | \$659,275 |

| Sales Information |           |              |  |
|-------------------|-----------|--------------|--|
| Previous Sale     | Price     | OR Book-Page | Qualification Description                        |
| 08/14/2014        | \$550,000 | 29290-4820   | Financial inst or "In Lieu of Forclosure" stated |
| 02/04/2014        | \$100     | 29028-2866   | Corrective, tax or QCD; min consideration        |
| 11/22/2013        | \$515,383 | 28928-4939   | Financial inst or "In Lieu of Forclosure" stated |
| 06/01/1993        | \$323,800 | 15963-1558   | 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:

**EXHIBIT** 1



135 Madeira Ave

service list – 135 Madeira Avenue

|  |  |
|--|--|
| <p><b><u>Owner</u></b><br/>Ari Property Holdings, LLC<br/>135 Madeira Avenue<br/>Coral Gables, FL 33134-4515</p> <p>Return receipt number:</p> | <p><b><u>Owner (Registered Agent)</u></b><br/>Ari Property Holdings, LLC<br/>c/o Allen A. Baidey<br/>Registered Agent<br/>1501 Laurel Street<br/>Sarasota, FL 34236-7039</p> <p>Return receipt number:</p> |
| <p><b><u>Mortgagee</u></b><br/>Ocean Bank<br/>780 NW 42nd Avenue<br/>Miami, FL 33126-5540</p> <p>Return receipt number:</p>                    |  |



Home Citizen Services Business Services Back to Coral Gables.com

Logon Help Contact

Permits and Inspections: Search Results

New Permit Search

Permit Search Results

| Permit#:      | App. Date  | Street Address  | Type                                | Description  | Status | Issue Date | Final Date | Fees Due |
|---------------|------------|-----------------|-------------------------------------|--|--------|------------|------------|----------|
| AB-15-02-0352 | 02/06/2015 | 135 MADEIRA AVE | BOA COMPLETE (LESS THAN \$75,000)   | COMMERCIAL *REV#1 (WINDOW) *REV#2 & A7 * STOREFRONT & INTERIOR ALTERATIONS \$58,000    | issued | 02/06/2015 |            | 0.00     |
| BL-14-10-2041 | 10/02/2014 | 135 MADEIRA AVE | ROOF / LIGHT WEIGHT CONC            | RE ROOF \$16,000 FLAT ONLY   | final  | 11/07/2014 | 12/02/2014 | 0.00     |
| BL-15-02-0783 | 02/17/2015 | 135 MADEIRA AVE | INT / EXT ALTERATIONS               | COMM STOREFRONT & INTERIOR ALTERATIONS - (ALLEN A BAIDEY) & (HOUSE OF AREFEH) \$45,000 | issued | 02/01/2016 |            | 0.00     |
| CE-12-06-9059 | 06/15/2012 | 135 MADEIRA AVE | CODE ENF LIEN SEARCH                | LIEN SEARCH  | final  | 06/18/2012 | 06/18/2012 | 0.00     |
| CE-13-12-1578 | 12/02/2013 | 135 MADEIRA AVE | CODE ENF LIEN SEARCH                | LIEN SEARCH  | final  | 12/03/2013 | 12/03/2013 | 0.00     |
| CE-13-12-2591 | 12/17/2013 | 135 MADEIRA AVE | CODE ENF LIEN SEARCH                | LIEN SEARCH FOR 135 MADEIRA  | final  | 12/26/2013 | 12/26/2013 | 0.00     |
| CE-14-08-2859 | 08/14/2014 | 135 MADEIRA AVE | CODE ENF LIEN SEARCH                | LIEN SEARCH  | final  | 08/22/2014 | 08/22/2014 | 0.00     |
| EL-15-02-1150 | 02/24/2015 | 135 MADEIRA AVE | ELEC COMMERCIAL / RESIDENTIAL WORK  | COMM STOREFRONT & INTERIOR ALTERATIONS 83 LIGHT SOCKETS; 21 ROUGH IN OUTLETS           | final  | 03/23/2016 | 07/08/2016 | 0.00     |
| ME-15-02-1139 | 02/23/2015 | 135 MADEIRA AVE | MECH COMMERCIAL / RESIDENTIAL WORK  | REWORK DUCTWORK ONLY AND 2 EXHAUST FANS.   | final  | 04/14/2016 | 11/01/2016 | 0.00     |
| PL-15-02-1208 | 02/24/2015 | 135 MADEIRA AVE | PLUMB COMMERCIAL / RESIDENTIAL WORK | PLUMBING WORK FOR COMM INTERIOR ALTERATIONS  | final  | 04/15/2016 | 09/23/2016 | 0.00     |
| PU-13-10-0998 | 10/16/2013 | 135 MADEIRA AVE | PUBLIC RECORDS SEARCH               | REQ COPY OF PERMITS 14433B 16400B  | final  | 10/21/2013 | 10/21/2013 | 0.00     |
| PU-14-08-3630 | 08/26/2014 | 135 MADEIRA AVE | PUBLIC RECORDS SEARCH               | REQ COPY OF DRAWINGS   | final  | 08/26/2014 | 08/26/2014 | 0.00     |

CITY'S

EXHIBIT 2

|               |            |                       |                              |   |          |            |            |        |
|---------------|------------|-----------------------|------------------------------|---|----------|------------|------------|--------|
| PU-15-03-3967 | 03/06/2015 | 135<br>MADEIRA<br>AVE | PUBLIC<br>RECORDS<br>SEARCH  | REQ COPY OF<br>DRAWINGS   | final    | 03/06/2015 | 03/06/2015 | 0.00   |
| RC-13-11-1769 | 11/01/2013 | 135<br>MADEIRA<br>AVE | BUILDING RE<br>CERTIFICATION | 40 YEAR OR<br>OLDER BUILDING<br>RECERTIFICATION<br>(YEAR BUILT<br>1956)   | final    | 11/01/2013 | 11/04/2013 | 0.00   |
| RC-16-11-6637 | 11/04/2016 | 135<br>MADEIRA<br>AVE | BUILDING RE<br>CERTIFICATION | CONSTRUCTION<br>REGULATION<br>BOARD CASE<br>#16-5523<br>UNSAFE<br>STRUCTURES FEE  | approved |            |            | 980.63 |
| RV-16-09-6582 | 09/28/2016 | 135<br>MADEIRA<br>AVE | REVISION TO<br>PERMIT        | REVISION -<br>MECHANICAL<br>REVISION COMM<br>STOREFRONT &<br>INTERIOR<br>ALTERATIONS -<br>(ALLEN A BAIDEY)<br>& (HOUSE OF<br>AREFEH) \$45,000 | final    | 10/31/2016 | 10/31/2016 | 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.

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|                       |                    |                         |                                |
|-----------------------|--------------------|-------------------------|--------------------------------|
| <b>Occupant Name:</b> | VACANT             | <b>Inspection Date:</b> | 6/1/2016                       |
| <b>Address:</b>       | 135 Madeira Avenue | <b>InspectionType:</b>  | Vacant                         |
| <b>City:</b>          | Coral Gables       | <b>Inspected By:</b>    | Carlos Revilla<br>305-460-5563 |
| <b>Suite:</b>         | first floor        | <b>Occ. Sq. Ft.:</b>    | 2500                           |

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**No violations noted at this time.**

**Company Representative:**

vacant  
6/1/2016 9:56:54 AM  
Signature valid only in mobile-eye documents

**Inspector:**

vacant  
6/1/2016  
Signature valid only in mobile-eye documents

Carlos Revilla  
6/1/2016

**CITY'S**

**EXHIBIT**

3



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 3931 9002 6855

ARI PROPERTY HOLDINGS LLC  
C/O ALLEN A BAIDLEY  
1501 LAUREL STREET  
SARASOTA, FL 34236

RE: 135 MADIRA AVE, CORAL GABLES, FL  
FOLIO # 03-4108-007-0120  
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 1956.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted 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](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, 3<sup>rd</sup> 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

## Goizueta, Virginia

---

**From:** Allen Baidey <allenbaidey@yahoo.com>  
**Sent:** Wednesday, May 11, 2016 10:25 AM  
**To:** Goizueta, Virginia  
**Cc:** Nick Gomez; ambaidey  
**Subject:** Fwd: 40 years recertification 135 Madeira ave.Coral Gables

Dear Ms Goizueta

I am the owner of 135 Madeira Ave in Coral Gables.  
I understand the building required a 40 year recertification. Since the building is already under complete renovation I request a extension of 180 days to complete the recertification requirements.

Active permit  
BL15020783

Thank you  
Allen A Baidey MD  
Neuro-Interventional Spine  
1501 Laurel St  
Sarasota, FL 34236

O 941-552-3488  
F 941-552-3486

[painreliefsurgeon.com](http://painreliefsurgeon.com)

**DISCLAIMER:** The information contained in this transmission is confidential. It is intended only for use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is prohibited. If you received this communication in error, please immediately notify us by replying to this message or calling [941-552-3488](tel:941-552-3488) and deleting the message from your mailbox. Thank You.

Begin forwarded message:

**From:** Nick Gomez <[nickgomez20@aol.com](mailto:nickgomez20@aol.com)>  
**Date:** May 11, 2016 at 10:18:21 AM EDT  
**To:** Allen Baidey <[allenbaidey@yahoo.com](mailto:allenbaidey@yahoo.com)>  
**Subject:** Fwd: 40 years recertification 135 Madeira ave.Coral Gables

Nick Gomez  
Vizcaya Estates Development  
(786) 290-0135



Sent from my iPhone

Begin forwarded message:

**From:** "Goizueta, Virginia" <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>  
**Date:** May 11, 2016 at 9:39:38 AM EDT  
**To:** 'Nick Gomez' <[nickgomez20@aol.com](mailto:nickgomez20@aol.com)>  
**Subject:** RE: 40 years recertification 135 Madeira ave.Coral Gables

Good morning,

We don't have a problem issuing the extension however; It must be requested by the owner of the property. An e-mail will be acceptable.

*Virginia Goizueta*  
Building Service Coordinator  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250



CORAL GABLES

*Celebrating 90 years of a dream realized.*

**From:** Nick Gomez [<mailto:nickgomez20@aol.com>]  
**Sent:** Tuesday, May 03, 2016 9:59 AM  
**To:** Goizueta, Virginia  
**Subject:** Re: 40 years recertification 135 Madeira ave.Coral Gables

Good Morning Ms.Goizueta,  
Thank you Ms.Goizueta for your prompt response .I await for your decision on the extension.  
Sincerely,

  
Nick Gomez  
President  
Vizcaya Estates Development dba Vizcaya Roofing

Phone: (786) 290-0135  
Email: [nickgomez20@aol.com](mailto:nickgomez20@aol.com)  
Website: [www.vizcayaestatesdevelopment.com](http://www.vizcayaestatesdevelopment.com)

-----Original Message-----  
From: Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>

To: 'Nick Gomez' <[nickgomez20@aol.com](mailto:nickgomez20@aol.com)>  
Cc: Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
Sent: Tue, May 3, 2016 9:15 am  
Subject: RE: 40 years recertification 135 Madeira ave.Coral Gables

Good morning Mr. Gomez,

Miami-Dade County requires the property be recertified as per their minimum standards outlined [http://www.miamidade.gov/pa/property\\_recertification.asp](http://www.miamidade.gov/pa/property_recertification.asp) even though, the property has been remodeled.

I am forwarding your request for a 180 days extension to the Building Official and will communicate his decision as soon as it is available.

*Virginia Goizueta*

*Building Service Coordinator*  
*City of Coral Gables*  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250



CORAL GABLES  
1925

*Celebrating 90 years of a dream realized.*

**From:** Nick Gomez [<mailto:nickgomez20@aol.com>]  
**Sent:** Tuesday, May 03, 2016 8:14 AM  
**To:** Goizueta, Virginia  
**Subject:** Fwd: 40 years recertification 135 Madeira ave.Coral Gables



Nick Gomez  
President  
Vizcaya Estates Development dba Vizcaya Roofing

Phone: (786) 290-0135  
Email: [nickgomez20@aol.com](mailto:nickgomez20@aol.com)  
Website: [www.vizcavaestatesdevelopment.com](http://www.vizcavaestatesdevelopment.com)

-----Original Message-----

From: Nick Gomez <[nickgomez20@aol.com](mailto:nickgomez20@aol.com)>  
To: vgoizueta <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>  
Cc: allenbaidey <[allenbaidey@yahoo.com](mailto:allenbaidey@yahoo.com)>  
Sent: Sat, Apr 30, 2016 12:41 pm  
Subject: 40 years recertification 135 Madeira ave.Coral Gables

Ms. Goizueta,

I'm the contractor doing the interior renovations for the above mention property. The owner Dr. Baidey received a certified letter from the City requesting a 40 year recertification to be performed on the property that's currently being renovated by my company and given 90 days to submit a report to your department. The property is currently being renovated and the interior has been completely demolish at this time . I ask that the current time frame be extended to 180 days in order to provide enough time to complete the project .I would also like to know if we need to do a 40 years recertification even though the property has been completely renovated permitted and inspected by the building department guaranteeing that the structure is to code. Please inform me how to proceed with this matter.

Sincerely yours,



Nick Gomez  
President  
Vizcaya Estates Development dba Vizcaya Roofing

Phone: (786) 290-0135

Email: [nickgomez20@aol.com](mailto:nickgomez20@aol.com)

Website: [www.vizcayaestatesdevelopment.com](http://www.vizcayaestatesdevelopment.com)

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.



The City of Coral Gables

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

May 13, 2016

Ari Property Holdings LLC  
135 Madeira Ave  
Coral Gables, FL 33134  
Att.: Mr. Allen Bidey

Re: 135 Maderia Ave

Mr. Bidey,

This Department has received your request dated May 11, 2016 for an extension to provide us with the Recertification Report for the above referenced property.

By these means, I am granting you one hundred and fifty (150) calendar days from the date the original notice 4/25/16 to provide the Recertification Report. Please note we will not be able to grant additional extensions therefore; repairs to comply with the recertification criteria shall take place during these one hundred and fifty (150) calendar days

If you have any questions you may contact me at phone number 305-460-5242

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official  
City of Coral Gables

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5523

vs.

ARI PROPERTY HOLDINGS, LLC  
135 Madeira Avenue  
Coral Gables, Florida 33134-4515

Return receipt number:

91 7108 2133 3932 7093 3967

Respondent.

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

Date: November 28, 2016

Re: **135 Madeira Avenue**, Coral Gables, Florida 33134-4515 and legally described as Lot 16, Block 3, of CORAL GABLES SECTION L, according to the Plat thereof, as recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-007-0120 ("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-I 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 December 12, 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](mailto: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.

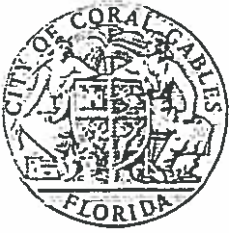
**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record 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](mailto: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](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

C:

Ari Property Holdings, LLC, c/o Allen A. Baidey, 1501 Laurel Street, Sarasota, FL 34236-7039  
Ocean Bank, 780 N.W. 42<sup>nd</sup> Avenue, Miami, FL 33126-5540



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint Case #: 16-5523

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 135 Madeira Avenue, ON 11-28-16  
AT 9:00 AM.

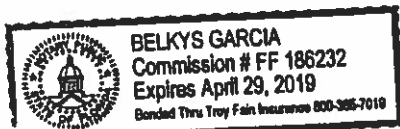
JOSE IGLESIAS  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of November, in  
the year 20 16, by Jose Iglesias who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

135 Madeira Avenue





③

\$ 3,300.00 Doc Stamps  
2,475.00 SURTAX  
10.00 RECORDING

CONSIDERATION = \$550,000.00  
This Document Prepared By and Return for:  
Charles M. Jones, Esquire  
Charles M. Jones, P.A.  
700 S. Royal Poinciana Blvd.  
Suite 603  
Miami Springs, Florida 33166

REPH MANAGEMENT & BOWEN LLP  
700 NORTH WASHINGTON BOULEVARD, SUITE 1  
SARASOTA, FL 34236



CFN 2014R0607644  
OR Bk 29290 Ps 48201 (1ps)  
RECORDED 08/29/2014 15:07:30  
DEED DOC TAX 3,300.00  
SURTAX 2,475.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

Parcel ID Number: 03-4108-007-0120

### Special Warranty Deed

This Indenture, Made this <sup>X</sup> 14<sup>th</sup> day of August, 2014 A.D. Between  
BMD REPH LLC, a Florida limited liability company

of the County of Miami-Dade, State of Florida, grantor, and  
ARI PROPERTY HOLDINGS, LLC, a Florida limited liability company

whose address is: 135 Madeira Avenue, CORAL GABLES, FL 33134

of the County of MIAMI-DADE, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of MIAMI-DADE, State of Florida, to wit:  
Lot 16, in Block 3, of REVISED PLAT OF CORAL GABLES SECTION "L",  
according to the Plat thereof, as recorded in Plat Book 8, at Page  
85, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO REAL PROPERTY TAXES AND ASSESSMENTS FOR THE YEAR 2014 AND  
ALL SUBSEQUENT YEARS. SUBJECT TO RESTRICTIONS, EASEMENTS, COVENANTS,  
CONDITIONS AND LIMITATIONS APPEARING IN THE PUBLIC RECORDS OF  
MIAMI-DADE COUNTY, FLORIDA; BUT THIS SHALL NOT OPERATE TO RE-IMPOSE  
THE SAME. SUBJECT TO ZONING ORDINANCES AND MUNICIPAL REGULATIONS.

Together with all 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 grantee that grantor is lawfully seized of said land in fee simple; that 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 claiming by, through or under grantor.

In Witness Whereof, the grantor has herewith set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: BMD REPH LLC, a Florida limited liability  
company by REPH Management Inc., a Florida  
corporation its Managing Member

1/x [Signature]  
Printed Name: x Elizabeth A. McHugh  
Witness

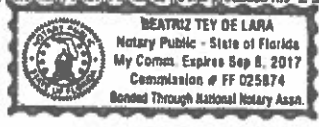
By: [Signature] (Seal)  
PEDRO J. MAX, Vice-President of  
REPH Management Inc., a Florida  
corporation, Managing Member  
780 N.W. 42nd Avenue, 4th Floor  
Miami, Florida 33126

2/x [Signature]  
Printed Name: x Beatriz Tejada Lara  
Witness

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this <sup>X</sup> 14<sup>th</sup> day of August, 2014 by  
PEDRO J. MAX, Vice-President of REPH Management Inc., a Florida  
corporation, Managing Member of BMD REPH LLC, a Florida limited  
liability company

he is personally known to me or he has produced his Florida driver's license as identification.



X [Signature]  
Printed Name: x Beatriz Tejada Lara  
Notary Public  
My Commission Expires:



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

## Detail by Entity Name

Florida Limited Liability Company  
ARI PROPERTY HOLDINGS, LLC

### Filing Information

|                 |              |
|-----------------|--------------|
| Document Number | L14000126304 |
| FEI/EIN Number  | N/A          |
| Date Filed      | 08/12/2014   |
| State           | FL           |
| Status          | ACTIVE       |

### Principal Address

1501 LAUREL STREET  
SARASOTA, FL 34236

### Mailing Address

1501 LAUREL STREET  
SARASOTA, FL 34236

### Registered Agent Name & Address

baidey, allen a  
1501 LAUREL STREET  
SARASOTA, FL 34236

Name Changed: 01/22/2015

Address Changed: 01/22/2015

### Authorized Person(s) Detail

#### Name & Address

Title MGR

BAIDEY, ALLEN M  
1501 LAUREL STREET  
SARASOTA, FL 34236

**Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2015               | 01/22/2015        |
| 2016               | 01/26/2016        |

**Document Images**

|   |  |
|---|--|
| <a href="#">01/26/2016 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">01/22/2015 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">08/12/2014 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |

(W)

\$1,443.75 Doc STAMPS  
825.00 INT. TAX  
214.00 RECORDING



CFN 2014R0607645  
OR Bk 29290 Pgs 4821 - 4845; (25pgs)  
RECORDED 08/29/2014 15:07:30  
MTG DOC TAX 1,443.75  
INTANG TAX 825.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:  
Jorge M. Vigil, Esq.  
Jorge M. Vigil, P.A.  
265 Sevilla Avenue  
Coral Gables, Florida 33134

RETURN ✓ SHUTTS & BOWEN LLP  
TO: 46 NORTH WASHINGTON BOULEVARD, SUITE 1  
SARASOTA, FL 34236

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

Date: August 25, 2014

Mortgagor: **ARI PROPERTY HOLDINGS, LLC,**  
a Florida limited liability company  
1501 Laurel Street  
Sarasota, FL 34236

Mortgagee: **OCEAN BANK,** a Florida banking corporation  
780 N.W. 42<sup>nd</sup> Avenue  
Miami, Florida 33126

Initial indebtedness secured hereby: \$412,500.00

Date final payment due: August 25, 2029

**WITNESSETH:**

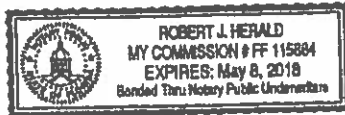
To secure the payment, performance and observance by Mortgagor of that certain Promissory Note dated of even date herewith in the principal amount of **FOUR HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$412,500.00)** executed by **ARI PROPERTY HOLDINGS, LLC,** a Florida limited liability company and by **ALLEN A. BAIDEY and AREFEH MANSOURI** (collectively, the "Borrower"), in favor of Mortgagee (the "Note"), this Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement (hereinafter the "Mortgage"), and all other documents and instruments delivered to Mortgagee in connection with the loan secured hereby (collectively, the "Loan Documents"), and further to secure the payment of all other indebtedness described in Section 3.06 below and to charge the properties, interests and rights hereinafter described with such payment, performance and observance (collectively and individually, "the Loan") and for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to Mortgagor duly paid by Mortgagee, and for other valuable consideration, Mortgagor hereby executes and delivers this Mortgage and grants, bargains, sells, mortgages and assigns to Mortgagee and its successors and assigns forever, all of the following-described real estate, property, interests and rights (the "Mortgaged Property"), to wit:

STATE OF FLORIDA )  
                  SARASOTA )SS:  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August, 2014, by ALLEN A. BAIDEY as Manager of ARI PROPERTY HOLDINGS, LLC, a Florida limited liability company, on behalf of the company. He [ ] is personally known to me or [] has produced a Florida driver's license as identification.

  
\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires:

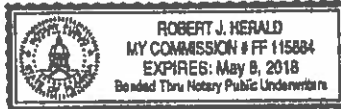


STATE OF FLORIDA )  
                  SARASOTA )SS:  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August, 2014, by ALLEN A. BAIDEY and AREFEH MANSOURI. They [ ] are personally known to me or [] have produced a Florida driver's license as identification.

  
\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires:



3800-110  
4847-2148-6364, v. 1

## Ocean Bank (FDIC # 24156)

Active Insured Since December 9, 1982

Data as of: November 9, 2016

Ocean Bank is an active bank

|                           |  |                            |  |   |   |
|---------------------------|--|----------------------------|--|---|---|
| <b>FDIC Certificate#:</b> | <b>24156</b>   | <b>Established:</b>        | December 9, 1982                         | <b>Corporate Website:</b>                                       |   |
| <b>Headquarters:</b>      | 780 N.W. 42nd Avenue<br>Miami, FL 33126<br>Miami-Dade County             | <b>Insured:</b>            | December 9, 1982                         | <a href="http://www.oceanbank.com">http://www.oceanbank.com</a> |   |
|                           |  | <b>Bank Charter Class:</b> | Non-member of the Federal Reserve System | <b>Consumer Assistance:</b>                                     | <a href="https://www5.fdic.gov/starsmail/index.asp">https://www5.fdic.gov/starsmail/index.asp</a> |
| <b>Locations:</b>         | 22 domestic in 1 states,<br>0 in territories, and 0 in foreign locations | <b>Regulated By:</b>       | Federal Deposit Insurance Corporation    | <b>Contact the FDIC about:</b>                                  | Ocean Bank  |

Locations

History

Identifications

Financials

Other Names / Websites

Showing 1 to 22 of 22 entries

| UNINUM | Number | Name                            | Address                          | County     | City            | State | Zip   | Service Type                         | Established Date | Acquired Date |
|--------|--------|---------------------------------|----------------------------------|------------|-----------------|-------|-------|--------------------------------------|------------------|---------------|
| 256999 | 17     | Embassy Lakes Branch            | 2581 Hiatus Road                 | Broward    | Cooper City     | FL    | 33026 | Full Service Brick and Mortar Office | 02/02/1999       |               |
| 256990 | 8      | Coral Gables Branch             | 2655 Le Jeune Road               | Miami-Dade | Coral Gables    | FL    | 33134 | Full Service Brick and Mortar Office | 12/09/1993       |               |
| 514895 | 23     | Doral Branch                    | 2500 N.W. 97th Avenue, Suite 100 | Miami-Dade | Doral           | FL    | 33172 | Full Service Brick and Mortar Office | 10/22/2010       |               |
| 256995 | 13     | Downtown Fort Lauderdale Branch | 200 Northeast 3rd Avenue         | Broward    | Fort Lauderdale | FL    | 33301 | Full Service Brick and Mortar Office | 07/27/1998       |               |
| 256985 | 2      | Palm Spring Branch              | 790 West 49th Street             | Miami-Dade | Hialeah         | FL    | 33012 | Full Service Brick and Mortar Office | 11/18/1985       |               |
| 17491  | 4      | Hialeah Branch                  | 1801 West Fourth Avenue          | Miami-Dade | Hialeah         | FL    | 33010 | Full Service Brick and Mortar Office | 07/19/1984       | 02/12/1988    |
| 256997 | 15     | Taft Street Branch              | 6775 Taft Street                 | Broward    | Hollywood       | FL    | 33024 | Full Service Brick and Mortar Office | 02/02/1999       |               |
| 16824  |        | Ocean Bank                      | 780 N.W. 42nd Avenue             | Miami-Dade | Miami           | FL    | 33126 | Full Service Brick and Mortar Office | 12/09/1982       |               |
| 256984 | 1      | Bird Road Branch                | 7951 S.W. 40th Street            | Miami-Dade | Miami           | FL    | 33140 | Full Service Brick and Mortar Office | 08/19/1985       |               |
| 256986 | 3      | West Flagler Branch             | 8700 West Flagler Street         | Miami-Dade | Miami           | FL    | 33144 | Full Service Brick and Mortar Office | 12/08/1988       |               |
| 256987 | 5      | Brickell Branch                 | 1000 Brickell Avenue             | Miami-Dade | Miami           | FL    | 33126 | Full Service Brick and Mortar Office | 08/17/1987       |               |
| 256988 | 6      | Coral Way Branch                | 12005 26th Street, S.W.          | Miami-Dade | Miami           | FL    | 33175 | Full Service Brick and Mortar Office | 10/07/1987       |               |
| 256991 | 9      | Airport West Branch             | 7650 N.W. 25th Street            | Miami-Dade | Miami           | FL    | 33122 | Full Service Brick and Mortar Office | 02/06/1995       |               |
| 256994 | 12     | Downtown Miami Branch           | 200 Southeast First Street       | Miami-Dade | Miami           | FL    | 33131 | Full Service Brick and Mortar Office | 10/27/1997       |               |
| 356661 | 18     | East Kendall Branch             | 7880 Southwest 104 Street        | Miami-Dade | Miami           | FL    | 33156 | Full Service Brick and Mortar Office | 05/18/2000       |               |
| 359708 | 20     | Miller Branch                   | 14702 Southwest 56th Street      | Miami-Dade | Miami           | FL    | 33175 | Full Service Brick and Mortar Office | 03/30/2001       |               |
| 419488 | 22     | Kendall Drive Branch            | 10950 North Kendall Drive        | Miami-Dade | Miami           | FL    | 33176 | Full Service Brick and Mortar Office | 06/23/2003       |               |
| 256993 | 11     | Miami Beach Branch              | 501 41st Street                  | Miami-Dade | Miami Beach     | FL    | 33140 | Full Service Brick and Mortar Office | 04/21/1997       |               |
| 256992 | 10     | Miami Lakes Branch              | 7455 Miami Lakes Drive           | Miami-Dade | Miami Lakes     | FL    | 33014 | Full Service Brick and Mortar Office | 06/23/1997       |               |
| 583266 | 24     | Pinecrest Branch                | 13593 South Dixie Highway        | Miami-Dade | Pinecrest       | FL    | 33156 | Full Service Brick and Mortar Office | 10/03/2016       |               |
| 256989 | 7      | Eighth Street Branch            | 6600 S.W. 8th Street             | Miami-Dade | West Miami      | FL    | 33144 | Full Service Brick                   | 12/09/1992       |               |