



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/31/2016

Property Information	
Folio:	03-4117-008-1810
Property Address:	729 VALENCIA AVE Coral Gables, FL 33134-5660
Owner	ALLIANCE STARLIGHT III LLC
Mailing Address	340 MINORCE AVE STE # 9 CORAL GABLES, FL 33134
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS ; MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	6 / 6 / 0
Floors	2
Living Units	6
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,491 Sq Ft
Lot Size	11,000 Sq.Ft
Year Built	1946



Assessment Information			
Year	2016	2015	2014
Land Value	\$770,000	\$715,000	\$605,000
Building Value	\$188,933	\$85,037	\$120,237
XF Value	\$43	\$0	\$0
Market Value	\$958,976	\$800,037	\$725,237
Assessed Value	\$877,536	\$797,760	\$725,237

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$81,440	\$2,277	

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

Short Legal Description
CORAL GABLES BILTMORE SEC PB 20-28 LOTS 33 TO 36 INC BLK 10 LOT SIZE 100.000 X 110 COC 24068-0801 12 2005 6

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$877,536	\$797,760	\$725,237
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$958,976	\$800,037	\$725,237
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$877,536	\$797,760	\$725,237
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$877,536	\$797,760	\$725,237

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/2005	\$2,042,500	24068-0801	Other disqualified
02/01/2000	\$620,000	18988-2369	Sales which are qualified
08/01/1984	\$205,000	12264-0968	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



729 Valencia Ave

service list 729 Valencia Avenue

<p><u>Owner</u> Alliance Starlight III, LLC 340 Minorca Avenue, Suite 9 Coral Gables, FL 33134-4320</p> <p>Return receipt number:</p>	<p><u>Owner</u> Alliance Starlight III, LLC 4091 Laguna Street Coral Gables, FL 33146-1406</p> <p>Return receipt number:</p>
<p><u>Owner (Registered Agent)</u> Alliance Starlight III, LLC c/o Registered Agents of Florida, LLC Registered Agent 100 SE 2nd Street, Suite 2900 Miami, FL 33131-2119</p> <p>Return receipt number:</p>	<p><u>Mortgagee</u> Ocean Bank 780 NW 42nd Avenue Miami, FL 33126-5540</p> <p>Return receipt number:</p>



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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-09-02-2459	02/26/2009	729 VALENCIA AVE	CODE ENF WARNING PROCESS	WT 54-29 CITY CODE (TRA) TRASH/GARBAGE ON PROPERTY IN REAR AROUND DUMPSTER.	final	02/26/2009	02/26/2009	0.00
CE-13-02-0674	02/12/2013	729 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/21/2013	02/21/2013	0.00
CE-15-02-0368	02/06/2015	729 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/18/2015	02/18/2015	0.00
PW-16-02-1996	02/10/2016	729 VALENCIA AVE	UTILITIES (MIAMI DADE WATER & SEWER) PERMIT	EMERGENCY PERMIT REPAIR LEAK IN MAIN RESTORATION AS PER CITYS SPECS	pending			110.00
RC-16-11-6645	11/04/2016	729 VALENCIA AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5532 UNSAFE STRUCTURES FEE	approved			980.63

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

CITY'S

EXHIBIT 2



**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:	729 Valencia Ave. Apartments - 4 units	Inspection Date:	7/13/2016
Address:	729 Valencia Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

Company Representative:

No Signature
7/13/2016 1:32:44 PM
Signature valid only in mobile-eyes documents

Inspector:

No Signature
7/13/2016
Signature valid only in mobile-eyes documents

Leonard Veight
7/13/2016

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 3932 7338 2663

ALLIANCE STARLIGHT III LLC
CORPORATED AGENTS OF FLORIDA LLC
100 SOUTHEAST 2ND ST #2900
MIAMI, FL 33131

RE: 729 VALENCIA AVE, CORAL GABLES, FL
FOLIO # 03-4117-008-1810
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(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 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. 16-5532

vs.

ALLIANCE STARLIGHT III, LLC
340 Minorca Avenue, Suite 9
Coral Gables, Florida 33134-4320

Return receipt number:

91 7108 2133 3932 7093 3936

Respondent.

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

Date: November 28, 2016

Re: **729 Valencia Avenue**, Coral Gables, Florida 33134-5660 and legally described as Lots 33 to 36, Inc Block 10, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-1810 ("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, 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.

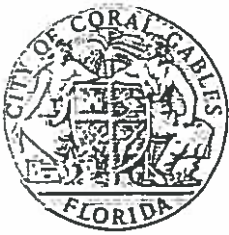
Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

C:

Alliance Starlight III, LLC, 4091 Laguna Street, Coral Gables, FL 33146-1406

Alliance Starlight III, LLC, c/o Registered Agents of Florida, LLC, 100 S.E. 2nd Street, Suite 2900, Miami, FL 33131-2119

Ocean Bank, 780 N.W. 42nd Avenue, Miami, FL 33126-5540



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5532

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 729 Valencia Avenue, ON 11-28-16
AT 8:58 am

JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

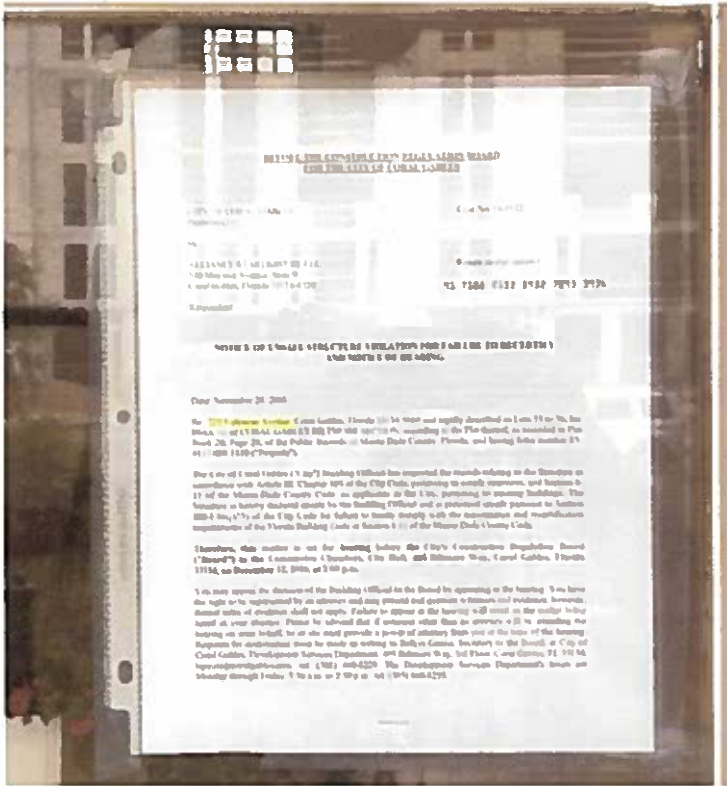
Sworn to (or affirmed) and subscribed before me this 28th day of November, in
the year 20 16, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

729 Valencia Avenue





This instrument prepared by:
Fred E. Gluckman, Esq.
Dadeland Towers, Suite 508
9200 S. Dadeland Boulevard
Miami, Florida 33156

CFN 2005R1315857
OR Bk 24068 Pg 08017 (1pg)
RECORDED 12/20/2005 10:11:04
DEED DOC TAX 12,255.00
SURTAX 9,191.25
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

Property Appraisers Parcel
I.D. (Folio) Number(s): 03-4117-006-1810

WARRANTY DEED

THIS WARRANTY DEED made this 14th day of December, 2005, by PATRICIA LITWIN, as Trustee, and LILLIAN BAKER, as Successor Trustee, under the Land Trust Agreement dated February 11, 2000, whose post office address is 901 Ponce De Leon Boulevard, Suite 401, Miami, Florida 33134, hereinafter called the grantor, to ALLIANCE STARLIGHT III, LLC, a Florida limited liability company, whose post office address is 4081 Laguna Street, Coral Gables, Florida 33148, hereinafter called the grantee;

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

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee(s), all that certain land situate in Miami-Dade County, Florida, viz:

Lots 33, 34, 35, and 36, in Block 10, CORAL GABLES, BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28 of the Public Records of Dade County, Florida.

Commonly Known As: 729 Valencia Avenue, Coral Gables, Florida 33134

Grantor hereby warrants that the name and address of the beneficiary of the abovenamed Land Trust Agreement, dated February 11, 2000 is The Tien Family Limited Partnership, a Florida limited partnership, c/o Yife Tien, 901 Ponce De Leon Boulevard, Suite 401, Coral Gables, Florida 33134.

Grantee(s) shall take title subject to (1) zoning restrictions imposed by governmental authority; (2) restrictions and matters appearing on the plat, or otherwise common to the subdivision; (3) taxes for year of closing; (4) assessments, covenants, conditions, and restrictions of record which do not render the title unmarketable or adversely affect the present use of the property;

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Patricia Litwin

PATRICIA LITWIN, AS TRUSTEE
UNDER THE LAND TRUST AGREEMENT
DATED FEBRUARY 11, 2000

Printed Name: Lillian Baker

LILLIAN BAKER, AS SUCCESSOR
TRUSTEE UNDER THE LAND TRUST
AGREEMENT DATED FEBRUARY 11, 2000

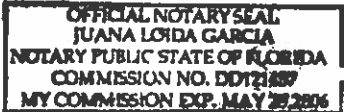
STATE OF FLORIDA)
) ss
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Patricia Litwin, as Trustee and Lillian Baker, as Successor Trustee, under the Land Trust Agreement, dated February 11, 2000 on behalf of said Trust, they are personally known to me to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of December, 2005.

Notary Public State of Florida

My commission expires:





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

Detail by Entity Name

Florida Limited Liability Company
ALLIANCE STARLIGHT III, LLC

Filing Information

Document Number	L05000061800
FEI/EIN Number	20-3034017
Date Filed	06/21/2005
State	FL
Status	ACTIVE

Principal Address

340 MINORCA AVE
SUITE 9
CORAL GABLES, FL 33134

Changed: 04/18/2012

Mailing Address

340 MINORCA AVE
SUITE 9
CORAL GABLES, FL 33134

Changed: 04/18/2012

Registered Agent Name & Address

REGISTERED AGENTS OF FLORIDA, LLC
100 SOUTHEAST 2ND STREET, SUITE 2900
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title MGRM

STARLIGHT HOLDINGS II, LLC
340 Minorca Ave

Suite 9
Coral Gables, FL 33134

Title MGRM

ALLIANCE VALENCIA HOLDINGS, LLC
2977 MCFARLANE ROAD, SUITE 303
MIAMI, FL 33133

Annual Reports

Report Year	Filed Date
2014	04/23/2014
2015	04/29/2015
2016	04/07/2016

Document Images

04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/23/2014 -- ANNUAL REPORT	View image in PDF format
04/17/2013 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
01/20/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
03/27/2009 -- ANNUAL REPORT	View image in PDF format
04/23/2008 -- ANNUAL REPORT	View image in PDF format
03/30/2007 -- ANNUAL REPORT	View image in PDF format
04/13/2006 -- ANNUAL REPORT	View image in PDF format
06/21/2005 -- Florida Limited Liabilities	View image in PDF format



CFN 2015R0076386
 OR Bk 29490 Pgs 4464 - 4487 (24pgs)
 RECORDED 02/05/2015 11:33:33
 MTG DOC TAX 10,850.00
 INTANG TAX 6,200.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by:

Josias N. Dewey
 Holland & Knight LLP
 701 Brickell Avenue, 31st Floor
 Miami, Florida 33131

After recording return to:

Leonardo J. Caraballo
 Rennert Vogel Mandler & Rodriguez, P.A.
 100 SE 2nd Street, Suite 900
 Miami, Florida 33131

MORTGAGE AND SECURITY AGREEMENT

This MORTGAGE AND SECURITY AGREEMENT dated February 2, 2015 (together with any amendments or modifications hereto in effect from time to time, the "Mortgage"), is made by ALLIANCE STARLIGHT III, LLC, a Florida limited liability company, having an address of 340 Minorca Ave., Suite 9, Coral Gables, Florida 33134 (the "Mortgagor"), in favor of OCEAN BANK, a Florida banking corporation, having an office at 780 N.W. 42nd Avenue, Miami, Florida 33126 ("Mortgagee").

WITNESSETH:

WHEREAS, Roberto Trapaga Catala, Margarita Fonalledas Rubert (collectively, the "Individual Borrower"; together with Mortgagor, collectively, the "Borrower") and Mortgagor are indebted to Mortgagee in the principal sum of Three Million One Hundred thousand and No/100 Dollars (\$3,100,000.00) (the "Loan"), together with interest thereon, as evidenced by a Promissory Note of even date herewith from Borrower to Mortgagee maturing on August 2, 2016 (the "Note");

WHEREAS, Mortgagor is wholly owned, directly or indirectly, by Individual Borrower;

WHEREAS, Mortgagor is the owner of fee simple title to that certain tract of land located in Miami-Dade County, Florida, as more particularly described in Schedule "A" attached hereto and made a part hereof (the "Real Estate"); and

WHEREAS, to induce Mortgagee to make the Loan and to secure payment of the Note and the other obligations described below, Mortgagor has agreed to execute and deliver this Mortgage.

GRANTING CLAUSES

NOTE TO RECORDER: All documentary stamp and intangible taxes due in connection with the indebtedness evidenced by the Note are being paid in connection with the recordation of this instrument.

Schedule A

Parcel 1:

Lots 33, 34, 35, 36, 37, 38, 39, 40 and 41, of Block 10, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

Lots 29 through 32, Inclusive, of Block 10, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida.

#34257401_v6

Ocean Bank (FDIC # 24156)

Active Insured Since December 9, 1982

Data as of: November 9, 2016

Ocean Bank is an active bank

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

- 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
258999	17	Embassy Lakes Branch	2581 Hiatus Road	Broward	Cooper City	FL	33028	Full Service Brick and Mortar Office	02/02/1999	
258990	8	Coral Gables Branch	2655 Le Jeune Road	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	12/09/1993	
514896	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	12/08/1986	
256987	5	Brickell Branch	1000 Brickell Avenue	Miami-Dade	Miami	FL	33128	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	02/08/1995	
256994	12	Downtown Miami Branch	200 Southeast First Street	Miami-Dade	Miami	FL	33131	Full Service Brick and Mortar Office	10/27/1997	
356861	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	33178	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	West Miami	FL	33144	Full Service Brick	12/09/1992	