



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/27/2026

PROPERTY INFORMATION	
Folio	03-4108-009-4010
Property Address	123 ZAMORA AVE CORAL GABLES, FL 33134-0000
Owner	JOHN H HARALAMBIDES , ADDIS HARALAMBIDES , GUS EFTHIMIOU JR , GUS EFTHIMIOU JR
Mailing Address	3135 SW 3 AVE MIAMI, FL 33129
Primary Zone	3801 MULTI-FAMILY MED DENSITY
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	35 / 25 / 0
Floors	3
Living Units	25
Actual Area	20,745 Sq.Ft
Living Area	20,745 Sq.Ft
Adjusted Area	20,745 Sq.Ft
Lot Size	17,850 Sq.Ft
Year Built	1946

ASSESSMENT INFORMATION			
Year	2026	2025	2024
Land Value	\$3,213,000	\$3,213,000	\$2,677,500
Building Value	\$2,287,000	\$2,087,000	\$2,572,500
Extra Feature Value	\$0	\$0	\$0
Market Value	\$5,500,000	\$5,300,000	\$5,250,000
Assessed Value	\$5,500,000	\$5,300,000	\$4,942,850

BENEFITS INFORMATION			
Benefit	Type	2026	2025 2024
Non-Homestead Cap	Assessment Reduction		\$307,150
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).			

SHORT LEGAL DESCRIPTION	
CORAL GABLES DOUGLAS SEC PB 25-69	
LOTS 16 THRU 18 INC BLK 39	
LOT SIZE 150.000 X 119	
OR 10016-2060 0378 5	



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,500,000	\$5,300,000	\$4,942,850
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,500,000	\$5,300,000	\$5,250,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,500,000	\$5,300,000	\$4,942,850
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,500,000	\$5,300,000	\$4,942,850

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1973	\$181,000	8714-1058	Sales which are qualified
05/07/2025	\$100	34751-3764	Unable to process sale due to deed errors
02/11/2020	\$100	32102-2299	Corrective, tax or QCD; min consideration
08/16/2017	\$100	30663-2626	Unable to process sale due to deed errors

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

City's Exhibit #1

service list – 123 Zamora Ave

<u>Owners (Pa Address)</u> Coral Court Apartments, LLC and Nge Zamora, LLC, As Successors In Interest To John H. Haralambides, Addis Haralambides, Gus Efthimiou, Jr , Gus Efthimiou, Jr 3135 SW 3 Ave Miami, FL 33129-2711	<u>Half-Owner (Deed And Sunbiz Principal Address)</u> Coral Court Apartments, LLC C/O Alexandros J. Haralambides Registered Agent 3135 SW 3rd Avenue Miami, FL 33129-2711
<u>Half-Owner (Deed And Sunbiz Principal And Mailing Address)</u> Nge Zamora, LLC 300 Biscayne Blvd Way, Unit 4107 Miami, FL 33131-3140	<u>Owner (Registered Agent Address)</u> Nge Zamora, LLC C/O Andrew Cummings 1 SE 3rd Ave, Ste 2950 Miami, FL 33131-1720

Code Cases (8) Inspections (10) Permits (1) Plans (1)								
Permit Num...	Permit Type	Permit Work...	Permit Status	Application ... ↓	Expiration D...	Final Date	Description	Main Address
BLDB-26-01-3931	FBC Building (Commercial)	Addition/ Exterior Renovations	Denied	01/22/2026			Repair spalling at Concrete Columns and Tie Beams. Repair Stucco. New Stucco Bands at Windows, Second Level and Roof (NO ADDITION).	123 ZAMORA AVE



The City of Coral Gables

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

July 28, 2016

Gus Efthimiou, Jr. & Lola
John Haralambides & Addis
3135 S.W. 3rd Avenue
Miami, Florida 33129-2711

LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY

ADDRESS: 123 Zamora Avenue
PROPERTY FOLIO #: 03-4108-009-4010

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above structure has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2016. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of said Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

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

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

JOHN H HARALAMBIDES
ADDIS HARALAMBIDES
3135 SW 3 AVE
MIAMI, FL 33129

1/31/2024

VIA CERTIFIED MAIL

7022 2410 0002 9151 8664

RE: 123 ZAMORA AVE
FOLIO # 03-4108-009-4010
Process Number TBD

*****COURTESY 2-YEAR NOTICE*****

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1946. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2026**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy>5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only

be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez'.

Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

2/3/2025

VIA CERTIFIED MAIL

JOHN H HARALAMBIDES
ADDIS HARALAMBIDES
3135 SW 3 AVE
MIAMI, FL 33129

9589 0710 5270 1749 3979 53

RE: 123 ZAMORA AVE
FOLIO 341080094010
Process Number TBD

COURTESY 1-YEAR NOTICE

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in «YR_BUILT». In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2026**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified

(whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

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Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT

427 BILTMORE WAY

CORAL GABLES, FL 33134

January 31, 2026

JOHN H HARALAMBIDES
ADDIS HARALAMBIDES
3135 SW 3 AVE
MIAMI, FL 33129

RE: 123 ZAMORA AVE
FOLIO # 03-4108-009-4010

Notice of Required Inspection For Recertification of Building
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1946. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.
Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1853

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1801 7189 79

Coral Court Apartments LLC and Nge Zamora LLC
As Successors in Interest to John H. Haralambides
Addis Haralambides, Gus Efthimiou, Jr , Gus Efthimiou, Jr
3135 SW 3 Ave
Miami, FL 33129-2711
Respondent.

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

Date: July 29, 2026

Re: 123 Zamora Ave, Coral Gables, FL 33134, Coral Gables Douglas Sec PB 25-69 Lots 16 thru 18 Inc Blk 39, and 03-4108-009-4010 ("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 105-89 10 (m) 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 Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on August 10, 2026, 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, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

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.

City's Exhibit #6

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.

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

ADA NOTICES

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

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

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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305- 722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

cc: Coral Court Apartments, LLC, C/O Alexandros J. Haralambides, Registered Agent, 3135 SW 3rd Avenue, Miami, FL 33129-2711 (9589 0710 5270 1801 7189 55)

Nge Zamora, LLC, 300 Biscayne Blvd Way, Unit 4107, Miami, FL 33131-3140 9589 0710 5270 1801 7189 48

Nge Zamora, LLC, C/O Andrew Cummings, 1 SE 3rd Ave, Ste 2950, Miami, FL 33131-1720
9589 0710 5270 1801 7189 31



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation for Failure To Recertify and Notice of Hearing

I, Christian Kostic, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 123 Zamora Ave., ON 31/ July /26 AT 14:03.

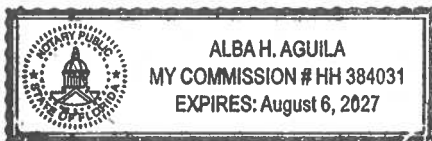
^{CK}
Christian Kostic
Employee's Printed Name

Kostic
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 31st day of July, in the year 2026, by
Christian Kostic who is personally known to me.

My Commission Expires:



Gay
Notary Public

City's Exhibit #7

1978 APR 26 PM 3:09

78R10S515

CORRECTIVE

Warranty Deed

OFF REC 10016 PG 2060

This Indenture, Made this 28th day of March, A.D. 1978

Between Gus Efthimiou, Jr., individually and as Trustee joined by his wife, Lola Efthimiou, and John A. Haralambides, joined by his wife, Addis Haralambides
 of the County of Dade, in the State of Florida, parties of the first part, and
 Gus Efthimiou, Jr and Lola Efthimiou, his wife as an estate by the entirety
 and John A. Haralambides and Addis Haralambides, his wife as an estate by
 of the County of Dade, in the State of Florida, parties of the second part, the

c/o Gus Efthimiou, 807 DuPont Bldg., Miami, Fla 33131 entirety
 Witnesseth, That the said parties of the first part, for and in consideration of the
 sum of TEN (\$10.00)
 to them in hand paid by the parties of the second part, the receipt whereof is
 hereby acknowledged, have granted, conveyed and sold to the said parties of the
 second part, their heirs and assigns, forever, the following described land, situate, lying
 and being in the County of Dade and State of Florida, to-wit:

Lot 16, 17 & 18 in Block 39, of Coral Gables, DOUGLAS SECTION
 according to the Plat thereof, as recorded in Plat Book 25,
 at page 69 of the Public Records of Dade County, Florida.

This conveyance is intended to convey an undivided one-half
 interest in Gus Efthimiou, Jr. and Lola Efthimiou, his wife
 and the other undivided one-half interest in John A.
 Haralambides, and Addis Haralambides, his wife

This corrective Warranty Deed is given for the purpose of
 correcting that certain Warranty Deed dated April 20, 1973,
 between Gus Efthimiou, Jr., as Trustee and John A. Haralambides,
 recorded on June 27, 1974, under Clerk's File #74R-147291
 of the Public Records of Dade County, Florida

And the parties of the first part do hereby fully warrant and defend the title
 will against the lawful claims of all persons whomsoever

In Witness Whereof, the said parties of the first part have hereunto set their
 hands and seals this day and year above written

Signed, sealed and delivered in presence of us

John Efthimiou
 James E. Miggins Jr.

Gus Efthimiou, Jr.
 Lola Efthimiou
 John A. Haralambides
 Addis Haralambides

State of Florida,

County of Dade

DADE
 4214

STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 APR 26 78 00.30

I Hereby Certify that on this day personally appeared before me, the undersigned,
 authorized to administer oaths, and make acknowledgments, Gus Efthimiou, Jr., individually
 and as Trustee joined by his wife Lola Efthimiou, and John A. Haralambides,
 joined by his wife, Addis Haralambides,
 to me well known to be the persons described in and who executed the foregoing
 acknowledged before me that they executed the same freely and voluntarily
 and thereon executed

Witness me and official seal at Miami
 County of Dade and State of Florida
 day of April, A.D. 1978

My commission expires
 NOTARY PUBLIC STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES FEB. 28 1982
 BONDED THRU GENERAL INS. UNDERWRITERS

RECORDED IN OFFICIAL RECORDS BOOK
 OF DADE COUNTY, FLORIDA
 RECORD VERIFIED
 RICHARD P. BRINKER,
 CLERK CIRCUIT COURT

This Instrument Prepared by:
 GUS EFTHIMIOU JR., Attorney at Law

City's Exhibit #8

Prepared by and return to:
Aleco Haralambides, P.A.
3135 SW 3rd Avenue
Miami, Florida 33129

Folio No.: 03-4108-009-4010

CFN: 20170487115 BOOK 30663 PAGE 2626
DATE: 08/22/2017 10:35:08 AM
DEED DOC 0.60
SURTAX 0.45
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 16th day of **August, 2017** between **Addis Haralambides a/k/a Adis Haralambides, an unremarried widow**, whose principal addresses are 3135 SW 3rd Avenue, Miami, Florida 33129, grantor, to **Coral Court Apartments LLC, a Florida limited liability company**, whose principal address is 3135 SW 3rd Avenue, Miami, Florida 33129, grantee:

(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 **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

A one-half (1/2) interest in Lot 16, 17 & 18, in Block 39, of CORAL GABLES, DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

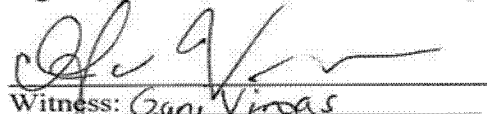
Property Address: 123 Zamora Avenue, Coral Gables, Florida 33134

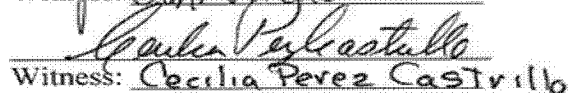
***MINIMUM DOCUMENTARY STAMP TAX HAS BEEN AFFIXED HERETO, AS THE GRANTEE IS OWNED AND MANAGED BY THE GRANTOR.**

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

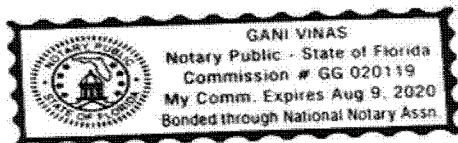

Witness: Gani Vinas


Witness: Cecilia Perez Castillo


Addis Haralambides a/k/a Adis Haralambides

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 16th day of August, 2017, by **Addis Haralambides a/k/a Adis Haralambides**, who is ☒ personally known to me or who has ☐ produced a _____ as identification and did take an oath.




NOTARY PUBLIC

This instrument prepared by:
Gus Efthimiou, Jr., Esq.
6640 Santona Street
Coral Gables, Florida 33146

CFN: 20200525893 BOOK 32102 PAGE 2299
DATE: 09/16/2020 03:33:25 PM
DEED DOC 0.60
SURTAX 0.45
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Parcel Identification Number: 03-4108-009-4010

WARRANTY DEED

THIS INDENTURE, made this 11th day of February, 2020 between Gus Efthimiou, Jr., a single man and the unmarried widower and surviving spouse of Lola H. Efthimiou, deceased, whose post office address is 6640 Santona Street, Coral Gables, Florida, 33146, hereinafter called Grantor, and, Gus Efthimiou, Jr. and Nicholas G. Efthimiou, his son, as joint tenants with right of survivorship and not as tenant as tenants in common, whose post office address is 6640 Santona Street, Coral Gables, Florida 33146, hereinafter called Grantees.

WITNESSETH, that Grantor, for love and affection of the Grantees, has granted, bargained, sold, aliened, remised, released, conveyed, confirmed and transferred to Grantees, their heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to wit:

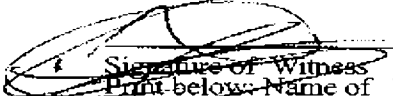
An undivided one-half (1/2) interest in and to:
Lot 16, 17, and 18 in Block 39 of CORAL GABLES, DOUGLAS
SECTION, according to the Plat thereof, as recorded in Plat Book 25 at
Page 69, of the Public Records of Miami-Dade County, Florida, also
known as 123 Zamora Avenue, Coral Gables, Florida 33134,

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning, and/or restrictions imposed by governmental authorities, if any.

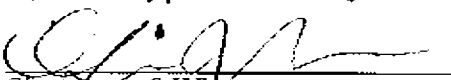
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining,

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

IN WITNESS WHEREOF, Grantor has executed this warranty deed on the date first above written.
Signed, sealed and delivered in the presence of:


Signature of Witness
Print below: Name of Witness

Alex Haralambides

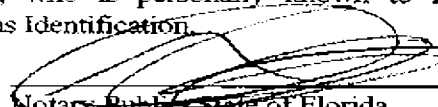

Signature of Witness
Print below: Name of Witness

Gari Vinas

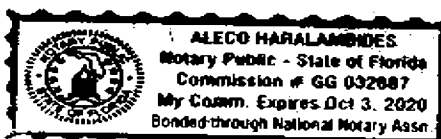
 (SEAL)
Gus Efthimiou, Jr. Grantor

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 11th day of February, 2020 by Gus Efthimiou, Jr., Grantor, who is personally known to me () or who has produced _____ as Identification.


Notary Public, State of Florida

Print Name, Affix Notary Seal and Expiration of Commission below



This Instrument Prepared by:
Andrew Cummings, Esquire
Therrel Baisden, LLP
One SE 3rd Ave, Suite 2950
Miami, Florida 33131

Folio Number: 03-4108-009-4010

WARRANTY DEED

THIS WARRANTY DEED made the 7 day of May, 2025 between, **NICHOLAS G. EFTHIMIOU**, a single man, whose mailing address is 300 Biscayne Boulevard Way, Unit 4107, Miami, FL 33131 ("Grantor"), to **NGE ZAMORA, LLC**, a Florida limited liability company, whose mailing address is 300 Biscayne Boulevard Way, Unit 4107, Miami, FL 33131 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, located in Miami-Dade County, Florida, and more particularly described (the "Property"):

An undivided one-half (1/2) interest in and to: Lot 16, 17 and 18 in Block 39 of CORAL GABLES, DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida, also known as 123 Zamora Avenue, Coral Gables, FL 33134.

The preparer of this instrument was neither furnished with, nor reviewed an abstract on the described property and therefore expresses no opinion as to condition of title.

Subject to conditions, restrictions, limitations, reservations, and easements of record, and taxes for the year 2025 and subsequent years.

TOGETHER with all the improvements and amenities associated therewith, 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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 the said Grantor.

The Property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the house of Grantor reside thereon.

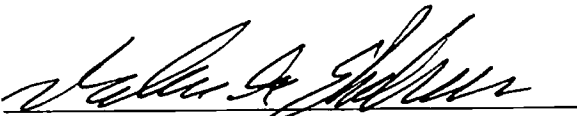
THIS conveyance is not subject to Florida documentary stamp tax because the transfer has been made in accordance with the Florida Supreme Court decision of Crescent Miami Center, LLC v. Florida Department of Revenue (Case No. SC03-2063 May 19, 2005).

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

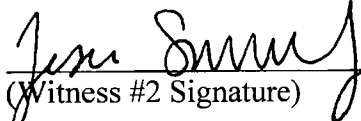
GRANTOR


(Witness #1 Signature)


NICHOLAS G. EFTHIMIOU

Andrew Cummings
(Witness #1 Printed Name)

Address: One SE 3rd Ave, Suite 2950
Miami, FL 33131

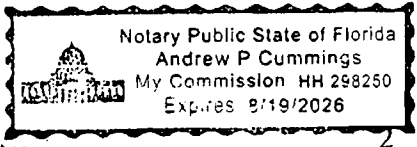

(Witness #2 Signature)

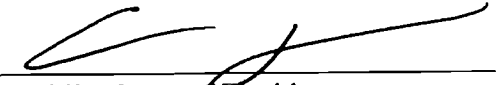
Jessie Spradley
(Witness #2 Printed Name)

Address: 1 SE 3rd Ave, #2950
Miami, FL 33131

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

The foregoing instrument was sworn to and acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 7 day of May, 2025, by NICHOLAS G. EFTHIMIOU, who is personally known to me or who has produced _____ as identification.




Notary Public, State of Florida

**IN THE CIRCUIT COURT FOR MIAMI-DADE COUNTY,
FLORIDA**

IN RE: ESTATE OF PROBATE DIVISION

GUS EFTHIMIOU JR FILE NO:

Deceased. SECTION:

**PETITION FOR ADMINISTRATION
(intestate Florida resident—single petitioner)**

Petitioner, Nicholas Gus Efthimiou, alleges:

1. Petitioner has an interest in the above estate as the decedent's son and heir-at-law. Petitioner's address is 300 Biscayne Boulevard Way, Apt #4107, Miami, Florida 33131, and the name and office address of petitioner's attorney are set forth at the end of this petition.

2. Decedent, Gus Efthimiou, Jr., whose last known address was 6640 Santona Street, Coral Gables, Florida 33146, and the last four digits of whose social security number are 4423, died on September 29, 2024, at South Miami Hospital. On the date of death, decedent was domiciled in Miami-Dade County, Florida, and died intestate.

3. So far as is known, the names of the beneficiaries of this estate and of the decedent's surviving spouse, if any, their addresses and relationships to decedent, and the years of birth of any who are minors, are:

<u>NAME:</u>	<u>ADDRESS:</u>	<u>RELATIONSHIP:</u>	<u>YEAR OF BIRTH:</u> [if Minor]
Nicholas Gus Efthimiou	300 Biscayne Boulevard Way Apt #4107 Miami, Florida 33131	Son (Fla. Stat. § 732.103(1))	N/A

4. Venue of this proceeding is in Miami-Dade County because it was the decedent's county of residence at the time of his death.

Estate of Gus Efthimiou Jr
Page 2 of 3
Petition for Administration

5. Nicholas Gus Efthimiou, whose address is 300 Biscayne Boulevard Way, Apt #4107, Miami, Florida 33131, is qualified to serve as personal representative of the decedent's estate because he has not been convicted of a felony, is mentally and physically able to perform the duties of personal representative, is 18 years of age or older and is a resident of Florida, and is qualified to serve as personal representative under the provisions of Florida Statutes, section 733.304.

6. Petitioner has not been convicted in any state or foreign jurisdiction of abuse, neglect or exploitation of an elderly person or a disabled adult, as those terms are defined in Florida Statutes section 825.101.

7. No person has equal or higher preference to be appointed personal representative.

8. The nature and approximate value of the assets in this estate are:

Asset:

Estimated Value:

Bank Accounts:

• Amex Bank	To be Determined
• Allied Bank	To be Determined
• Amerant Bank Account No.: 5112 (Money Market Account)	\$232,352.88
• Amerant Bank Checking Account No.: 8806	To be Determined
• Bank United Checking Account No.: 0435	To be Determined
• Wells Fargo Contract No.: 5189	To be Determined
• Marcus by Goldman Sachs Account No.: 1145	To be Determined

Real Property:

Address: 123 Zamora Avenue, Coral Gables, Florida 33134 \$2,471,425.00¹

9. This estate will be required to file a federal estate tax return.

10. After the exercise of reasonable diligence, petitioner is unaware of any unrevoked

¹ The decedent died owning a 50% interest in this property. This value is the decedent's 50% share.

Estate of Gus Efthimiou Jr
Page 3 of 3
Petition for Administration

wills or codicils of decedent.

11. Domiciliary or principal probate proceedings are not known to be pending in another state or country.

Petitioner requests that Nicholas Gus Efthimiou be appointed personal representative of the estate of the decedent.

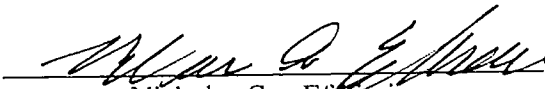
Under penalties of perjury, I declare that I have read the foregoing, and the facts alleged are true, to the best of my knowledge and belief.

Signed on 1/2/2025.

Attorney for Petitioner:

/s/ Andrew P. Cummings
Andrew P. Cummings, Esquire
Florida Bar Number: 98355
THERREL BAISDEN, LLP
1 SE 3rd Avenue, Suite 2950
Miami, FL 33131
Telephone: (305) 371-5758
Fax: (305) 371-3178
E-Mail: ACummings@TherrelBaisden.com
Secondary E-Mail: Probate@TherrelBaisden.com
LBermudez@TherrelBaisden.com

Petitioner:


Nicholas Gus Efthimiou
300 Biscayne Boulevard Way
Apt #4107
Miami, Florida 33131



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CORAL COURT APARTMENTS, LLC

Filing Information

Document Number L11000067235
FEI/EIN Number N/A
Date Filed 06/08/2011
State FL
Status ACTIVE

Principal Address

3135 SW 3RD AVENUE
MIAMI, FL 33129

Mailing Address

3135 SW 3RD AVENUE
MIAMI, FL 33129

Registered Agent Name & Address

HARALAMBIDES, ALEXANDROS J
3135 SW 3RD AVENUE
MIAMI, FL 33129

Name Changed: 04/28/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

HARALAMBIDES, ADIS
3135 SW 3RD AVENUE
MIAMI, FL 33129

Title MGR

HARALAMBIDES, ALEXANDROS J

3135 SW 3RD AVENUE
MIAMI, FL 33129

Annual Reports

Report Year	Filed Date
2024	04/29/2024
2025	04/24/2025
2026	04/24/2026

04/24/2026 -- ANNUAL REPORT	View image in PDF format
04/24/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/25/2023 -- ANNUAL REPORT	View image in PDF format
04/28/2022 -- ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/16/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
04/22/2016 -- ANNUAL REPORT	View image in PDF format
03/31/2015 -- ANNUAL REPORT	View image in PDF format
02/21/2014 -- ANNUAL REPORT	View image in PDF format
02/26/2013 -- ANNUAL REPORT	View image in PDF format
04/16/2012 -- ANNUAL REPORT	View image in PDF format
06/08/2011 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company

NGE ZAMORA, LLC

Filing Information

Document Number L25000189183

FEI/EIN Number N/A

Date Filed 04/21/2025

Effective Date 04/21/2025

State FL

Status ACTIVE

Principal Address

300 BISCAYNE BOULEVARD WAY

UNIT 4107

MIAMI, FL 33131

Mailing Address

300 BISCAYNE BOULEVARD WAY

UNIT 4107

MIAMI, FL 33131

Registered Agent Name & Address

CUMMINGS, ANDREW

ONE SE 3RD AVE.

SUITE 2950

MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title MGR

EFTHIMIOU, NICHOLAS G

300 BISCAYNE BOULEVARD WAY, UNIT 4107

MIAMI, FL 33131

Annual Reports

Report Year	Filed Date
2026	01/16/2026
01/16/2026 -- ANNUAL REPORT	View image in PDF format
04/21/2025 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations