



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 8/3/2017

Property Information	
Folio:	03-4108-009-3940
Property Address:	114 MENDOZA AVE Coral Gables, FL 33134-4069
Owner	FRALURA INC R.D. INVESTMENT MANAGMENT
Mailing Address	2460 SW 22 ST 2ND FLR MIAMI, FL 33145
PA Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	25 / 16 / 0
Floors	4
Living Units	16
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	14,729 Sq Ft
Lot Size	11,500 Sq Ft
Year Built	1970



Assessment Information			
Year	2017	2016	2015
Land Value	\$862,500	\$805,000	\$747,500
Building Value	\$1,097,500	\$1,048,000	\$1,112,500
XF Value	\$0	\$0	\$0
Market Value	\$1,960,000	\$1,853,000	\$1,860,000
Assessed Value	\$1,770,133	\$1,609,212	\$1,462,920

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$189,867	\$243,788	\$397,080

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 7 & 8 BLK 39 LOT SIZE 100 000 X 115 OR 11455-977 0582 4

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,770,133	\$1,609,212	\$1,462,920
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,960,000	\$1,853,000	\$1,860,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,770,133	\$1,609,212	\$1,462,920
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,770,133	\$1,609,212	\$1,462,920

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

114 Mendoza Ave

<p><u>Owner</u> Fralura Inc. 2460 SW 22 St, 2nd Floor Coral Gables, FL 33145-3454</p>	<p><u>Owner (Registered Agent)</u> Fralura Inc. c/o Alfredo G. Duran Registered Agent 2340 S Dixie Hwy Miami, FL 33133-2314</p>
<p><u>Mortgagee</u> Ocean Bank 780 NW 42 Ave Miami, FL 33126-5540</p>	<p><u>Lienholder</u> State of Florida L.H. Fuchs Executive Director Department of Revenue 8175 NW 12 St Miami, FL 33126-1828</p>

114 MENDOZA AVENUE





Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-11-08-5523	08/04/2011	114 MENDOZA AVE	BOA COMPLETE (LESS THAN \$75,000)	INSTALLATION RAILINGS IN WALKWAY AREA, ELECTRICAL WORK, MINOR CONCRETE REPAIRS, NEW EXTERIOR FLOOR TILE \$20000	final	08/08/2011	09/08/2014	0.00
BL-11-08-5855	08/09/2011	114 MENDOZA AVE	INT / EXT ALTERATIONS	INSTALLATION RAILINGS IN WALKWAY AREA, ELECTRICAL WORK, MINOR CONCRETE REPAIRS, NEW EXTERIOR FLOOR TILE \$20,000	final	01/20/2012	09/23/2013	0.00
BL-14-12-4424	12/23/2014	114 MENDOZA AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOM), FLOORING @ UNIT 44 \$9,000	final	01/23/2015	04/16/2015	0.00
CE-11-06-7880	06/29/2011	114 MENDOZA AVE	CODE ENF WARNING PROCESS	TRU NOTICE	final	06/29/2011	06/29/2011	0.00
CE-12-10-1211	10/18/2012	114 MENDOZA AVE	CODE ENF BOARD/MITIGATION	CASE #12699 PAYING SPECIAL MASTER AMOUNT OF \$1,750	final	10/18/2012	10/30/2012	0.00
CE-13-07-1464	07/22/2013	114 MENDOZA AVE	CODE ENF BOARD/MITIGATION	CASE #12629 PAYING MITIGATION FEE	final	07/22/2013	07/25/2013	0.00
CE-13-09-0888	09/17/2013	114 MENDOZA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/18/2013	09/18/2013	0.00
CE-13-12-2071	12/10/2013	114 MENDOZA AVE	CODE ENF BOARD/MITIGATION	CASE 12748/12629 PAYING MITIGATED FINE AMOUNT OF \$7500	final	12/13/2013	12/17/2013	0.00
CE-14-12-4428	12/23/2014	114 MENDOZA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE 256585 / TICKET # 55535	final	12/29/2014	12/29/2014	0.00
EL-11-11-6060	11/21/2011	114 MENDOZA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	24 LIGHT SOCKETS; 2 PARKING LIGHT AND POSTS; 14 ROUGH IN OUTLETS	final	04/10/2012	07/16/2012	0.00
EL-14-02-2350	02/13/2014	114 MENDOZA	ELEC CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR	final	02/13/2014	08/01/2014	0.00

CITY'S

EXHIBIT

2

Permit ID	Issue Date	Address	Work Type	Description	Status	Start Date	End Date	Amount
EL-14-03-2022	03/03/2014	114 MENDOZA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	FROM WINTEGRATE #98070687 FOR ELEC CONNECTIONS ELEVATOR DISCONNECT REPLACEMENT, ELEVATOR CAB LIGHT INSTALLATION, NEW PIT ELEVATOR, NEW GFI, NEW ELEC MINI SPLIT ELEVATOR DISCONNECT REPLACEMENT, ELEVATOR CAB LIGHT INSTALLATION, NEW PIT ELEVATOR, NEW GFI, NEW ELEC MINI SPLIT \$2400 4 LIGHT SOCKETS; 2 ROUGH IN OUTLETS; 1 TON MINI SPLIT A/C AND 2 NEW DISCONNECTS \$2400	final	04/04/2014	09/08/2014	0.00
EL-15-01-0031	01/05/2015	114 MENDOZA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	NOT REQUIRED	canceled		04/08/2015	0.00
EX-13-05-1411	05/22/2013	114 MENDOZA AVE	PERMIT EXTENSION	RENEWAL OF PERMIT BL-11-08-5855	final	05/22/2013	05/22/2013	0.00
ME-14-04-3273	04/22/2014	114 MENDOZA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF ONE MINI SPLIT SYSTEM 9000 BTU	final	04/24/2014	05/12/2014	0.00
PL-15-01-0047	01/05/2015	114 MENDOZA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOM) @ UNIT 44	final	04/13/2015	04/16/2015	0.00
PS-17-01-0194	01/06/2017	114 MENDOZA AVE	TREE REMOVAL/RELOCATION	TREE REMOVAL - Needs to tag proposed trees to remove. Contact Jorge Rivera at (305) 460- 5134 when ready	pending			0.00
PU-11-06-7606	06/28/2011	114 MENDOZA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 21341B CRM INV 013594	final	06/29/2011	06/29/2011	0.00
PU-13-10-0905	10/15/2013	114 MENDOZA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 98050265	final	10/16/2013	10/16/2013	0.00
RC-11-01-5377	01/24/2011	114 MENDOZA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1970) CONSTRUCTION REGULATION BOARD CASE #17-6362 AND UNSAFE STRUCTURES FEE	issued	08/03/2017		636.25
SD-12-10-0178	10/03/2012	114 MENDOZA AVE	SHOP DRAWINGS	SHOP DRAWING RAILING @ BALCONY & STAIRS	final	10/19/2012	10/19/2012	0.00

ZN-13-04-0804	04/12/2013	114	PAIN	RESURFACE	PRESSURE CLEAN	final	04/12/2013	10/14/2013	0.00
		MENDOZA	FL / CLEAN		AND PAINT				
		AVE			EXTERIOR WALLS				
					BM AC 28 SMOKE				
					EMBERS (GRAY)				
					AND TRIM BM				
					2121 60 WHITE				
					DIAMOND (LT				
					GRAY) \$20,000				

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



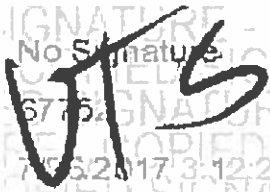
City of Coral Gables Fire Department

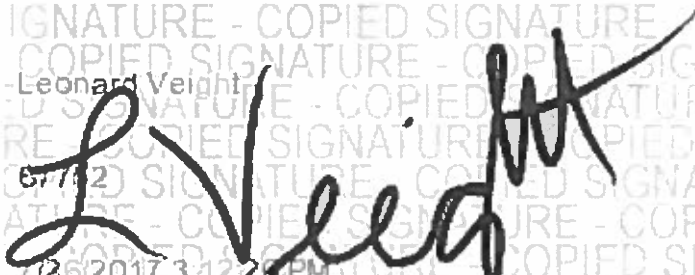
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	114 Mendoza Ave. Apartments - 16 units	Inspection Date:	7/26/2017
Address:	114 Mendoza 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
 7/26/2017 3:12:20 PM
 Signature valid only in mobile-eyes documents

Inspector: 
 No Signature
 7/26/2017
 Leonard Veight
 7/26/2017 3:12:20 PM
 Signature valid only in mobile-eyes documents

Leonard Veight
7/26/2017

CITY'S

EXHIBIT

3



The City of Coral Gables

Building and Zoning Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4/23/2010

FRALURA INC
P O BOX 144133
CORAL GABLES FL,33114-4133

91 7108 2133 3932 5994 2393

RE: 114 MENDOZA AVE, Building #1
Folio # 0341080093940
Recertification: Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in year 1970.

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

Generally, the architect or engineer that you choose to do the inspection will already have Miami-Dade County form: "Minimum Inspection Procedural Guidelines for Building Recertification" (the form that must be submitted). However, if he/she does not have it, please contact this Department to obtain one by calling 305-460-5228.

The architect/engineer report, along with a check payable to the "City of Coral Gables," in the amount of \$250.00, in addition to a \$1 per page - document preservation fee - must be submitted to this Department within ninety (90) days upon receipt of this letter, as provided by the Code. Any questions may be directed to this Department

Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building & Zoning Department Interim Director

7-22-10
45-DAY
EXT.

Email ext to
12-31-10
Email again
1-7-11

VIA CERTIFIED MAIL

CITY'S Composite
EXHIBIT 4

Abbott, John

From: Abbott, John
Sent: Thursday, July 22, 2010 1:20 PM
To: 'cchialastri@trizel.net'
Subject: FW: 130 Mendoza Ave. Folio#0341080093900 114 Mendoza Folio#0341080093940
Recertification: Building 40 year or Older

You herewith have 45 day extension.

From: Lopez, Manuel
Sent: Thursday, July 22, 2010 11:13 AM
To: Abbott, John
Subject: FW: 130 Mendoza Ave. Folio#0341080093900 114 Mendoza Folio#0341080093940 Recertification: Building 40 year or Older

From: Carlos Chialastri [mailto:cchialastri@trizel.net]
Sent: Thursday, July 22, 2010 10:25 AM
To: Lopez, Manuel
Subject: 130 Mendoza Ave. Folio#0341080093900 114 Mendoza Folio#0341080093940 Recertification: Building 40 year or Older

Mr. Manuel Z. Lopez
Building & Zoning Department Interim Director
The City of Coral Gables
P.O. Box 141549
Coral Gables, Florida 33114

RE: 130 Mendoza Ave. Folio# 0341080093900
114 Mendoza Ave. Folio# 0341080093940
Recertification: Building 40 year or older

Mr. Lopez,
WE are requesting a 45 day extension to complete the Recertification on the above referenced buildings. We have already contracted the engineer to perform the Recertification and hopefully will complete within the allotted time. We had experienced a change in personnel and the communication that not get to us until few days ago. We appreciate your anticipated understanding and will comply with everything going forward.
Thank you,

Carlos Chialastri, CPM, MBA
President
Trizel Commercial Real Estate Services Inc.
2460 S.W. 22nd Street 2nd Floor
Miami, Florida 33145
T.305-441-0040 F. 305-858-8030
E: cchialastri@trizel.net

Notice: The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply mail and destroy all copies of the original message.

Abbott, John

From: Abbott, John
Sent: Friday, January 07, 2011 3:08 PM
To: 'Carlos Chialastri'
Subject: 130 Mendoza Ave. Building Recert

Hello Mr. Chialastri:

I am contacting you again to gently remind you that we have not received the re-inspection report for this building yet. You'll remember that we extended the deadline for the second time until 12-31-10 . Please contact us ASAP to avoid having this building being sent to the Unsafe Structures Board. Thank you, John Abbott

* RC 11-01-5377
01/24/2011



The City of Coral Gables

Building and Zoning Department
ISO Class 1

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

February 4, 2011

SEE FILE
130 MENDOZA

Fralura, Inc.
P.O. Box 144133
Coral Gables, FL 33114-4133

VIA REGULAR MAIL

Re: Property Address: 114 Mendoza Avenue, Coral Gables, FL
Folio No.: 03-4108-009-3940

Dear Property Owner:

This Department has received the 40/10 Year Recertification Report that you submitted for the building recertification for the above-captioned property. However, the report indicates that **repairs are necessary** in order for the building to meet the minimum requirement for building recertification. Pursuant to Miami-Dade County Code, you have 60-days from this date to comply.

If the repairs have already been made, then a *follow-up inspection*, as well as a Letter, prepared by the original architect/engineer, stating that noted repairs have been completed, and that the building now meets the Minimum Inspection Procedural Guidelines for Building Recertification, as outlined in the Code, must be submitted to this Department, in order for the process to be completed.

If you should have any further questions, please contact this Department at (305) 460-5228.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

Abbott, John

From: Abbott, John
Sent: Tuesday, November 29, 2011 8:18 AM
To: Abbott, John; 'Carlos Chialastri'
Subject: RE: 130 & 114 Mendoza Ave. Building Recertification follow up

Dear Mr. Chialastri:

In two (2) letters sent to you dated February 4, 2011, we notified you that the above captioned building(s) required electrical repairs noted by your architect's inspection reports. In that we have not received the updated reports with the repairs inspected, we cannot grant recertification, and therefore, will need to process these two (2) cases through the Miami-Dade Unsafe Structures Board at the beginning of the year in 2012. If you have the updated reports, please submit them to us and you can avoid the extra fees that will be added on.

Regards,

*John Abbott, Code Compliance Specialist
City of Coral Gables Building & Zoning Department
City Hall
405 Biltmore Way
Coral Gables, FL 33134
(305) 460-5228*

From: Abbott, John
Sent: Friday, January 07, 2011 3:08 PM
To: 'Carlos Chialastri'
Subject: 130 Mendoza Ave. Building Recert

Hello Mr. Chialastri:

I am contacting you again to gently remind you that we have not received the re-inspection report for this building yet. You'll remember that we extended the deadline for the second time until 12-31-10. Please contact us ASAP to avoid having this building being sent to the Unsafe Structures Board. Thank you, John Abbott

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6362

vs.

FRALURA INC.
2460 S.W. 22nd Street, 2nd Floor
Miami, Florida 33145-3454

Return receipt number:

91 7108 2133 3932 5922 8671

Respondent.

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

Date: August 31, 2017

Re: **114 Mendoza Avenue**, Coral Gables, Florida 33134-4069, and legally described as Lots 7 & 8, 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; and having folio number 03-4108-009-3940 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on September 18, 2017, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

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

c:

Fralura, Inc., c/o Alfredo G. Duran, 2340 S. Dixie Highway, Miami, Florida 33133-2314

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

State of Florida, L. H. Fuchs, Executive Director, Department of Revenue, 8175 N.W. 12th Street, Miami, Florida 33126-1828



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6362

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 114 MENDOZA AVENUE, ON 8-31-17
AT 9:40 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 31st day of August, in
the year 2017, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

114 MENDOZA AVENUE



1982 JUN -1 AM 10:40

82P121864

45

QUIT CLAIM DEED

11455 - 6 977

THIS QUIT CLAIM DEED, executed this 21st day of May, 1982, by

MARIA DOLORES BARRIENTOS DE DORTA, a single woman; FRANCISCO DORTA and OLGA F. DORTA, his wife; RAMON E. DORTA and NELLY F. DORTA, his wife; and LUIS F. DORTA and MIREYA F. DORTA, his wife,

First Parties to

FRALURA INC., a Florida corporation,
13295 Archcreek Terrace

Second Party. Keystone Point, Isle S. North Miam. Fla 33181

WITNESSETH, that the said first parties, for and in consideration of the sum of \$10.00 in hand paid by the second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first parties have in and to and following described lot, piece or parcel of land, situate, lying and being in the County of Dade, State of Florida, to-wit:

Lots 7 and 8, in Block 39, of Revised Plat of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69 of the Public Records of Dade County, Florida.

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 the said first parties, either in law or equity, to the only proper use, benefit and behalf of the second party forever.

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

Signed, sealed and delivered in presence of:

[Signature]

Maria Dolores Barrientos de Dorta
MARIA DOLORES BARRIENTOS DE DORTA, a single woman

[Signature]

[Signature]
FRANCISCO DORTA

[Signature]

[Signature]
OLGA F. DORTA, his wife

[Signature]

[Signature]
RAMON E. DORTA

[Signature]

[Signature]
NELLY F. DORTA, his wife

[Signature]

[Signature]
LUIS F. DORTA

[Signature]
MIREYA F. DORTA, his wife

0.45
Notary Public
F. [Signature] 6/1/82
Dade County, Florida

1000

STATE OF FLORIDA)
COUNTY OF DADE) ss.

11455 pg 978

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared,

MARIA DOLORES BARRIENTOS DE DORTA, a single woman.

to me well known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 21 day of May, 1982.

My Commission Expires:

Wileen T. Graciano
Notary Public, State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DADE) ss.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared,

FRANCISCO DORTA and OLGA F. DORTA, his wife,

to me well known 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 seal in the County and State last aforesaid this 21 day of May, 1982.

My Commission Expires:

Wileen T. Graciano
Notary Public, State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DADE) ss.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared,

RAMON E. DORTA and NELLY F. DORTA, his wife,

to me well known 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 seal in the County and State last aforesaid this 21 day of May, 1982.

My Commission Expires:

Wileen T. Graciano
Notary Public, State of Florida at Large

STATE OF FLORIDA)
) ss.
COUNTY OF DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aofresaid ina din the County aforesaid, to take acknowledgements, personally appeared,

LUIS F. DORTA and MIREYA F. DORTA, his wife,

to me well known 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 seal in the County and State last aforesaid this 21 day of May, 1982.

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA BY EXPIRE
MAY 2 1985
1000 N. W. 10th St. Dade County, Florida

William T. Guise
Notary Public, State of Florida at Large



RECORDED IN CHANCERY REGISTER BOOK
OF DADE COUNTY, FLORIDA
BOOK 11455
RICHARD P. BRINKEE
CLERK CHANCERY COURT



DIVISION of
CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Florida Profit Corporation
FRALURA INC.

Filing Information

Document Number F57477
FEI/EIN Number 59-2435227
Date Filed 12/04/1981
State FL
Status ACTIVE

Principal Address

2460 SW 22ND ST.
2ND FLOOR
MIAMI, FL 33145

Changed: 06/26/2008

Mailing Address

2460 SW 22ND ST.
2ND FLOOR
MIAMI, FL 33145

Changed: 06/26/2008

Registered Agent Name & Address

DURAN, ALFREDO G
2340 S DIXIE HIGHWAY
MIAMI, FL 33133

Name Changed: 06/26/2008

Address Changed: 06/26/2008

Officer/Director Detail

Name & Address

Title PD

DORTA, RAMON F
2460 SW 22ND ST., 2ND FLOOR
MIAMI, FL 33145

Title VP

DORTA, RAMON A
2460 SW 22ND ST., 2ND FLOOR
MIAMI, FL 33145

Title TD

DORTA, FRANCISCO A
2460 SW 22ND ST., 2ND FLOOR
MIAMI, FL 33145

Title SD

DORTA, NELLY
2460 SW 22ND ST., 2ND FLOOR
MIAMI, FL 33145

Annual Reports

Report Year	Filed Date
2015	03/10/2015
2016	01/29/2016
2017	02/22/2017

Document Images

<u>02/22/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/24/2015 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>03/10/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/21/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/20/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/07/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/08/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/26/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/11/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2007 -- ANNUAL REPORT</u>	View image in PDF format

OFF REC 19478 PC 3243

This instrument prepared by:
LUIS A. CONSUEGRA, ESQ.
780 NW 42nd Avenue
Miami, Florida 33126

DIR052087 2001 FEB 01 15:53

DOCSTPMY 3,500.00 INTNG 2,000.00
HARVEY RUVIN, (CLERK DADE COUNTY, FL

MORTGAGE DEED

THIS MORTGAGE DEED, executed this 31 day of January, 2001, by and between FRALURA, INC., a Florida corporation, hereinafter called the MORTGAGOR, which term as used in every instance shall include the Mortgagor's heirs, executors, administrators, successors, legal representatives and assigns, either voluntary by act of the parties, or involuntary by operation of law, and shall denote the singular and/or plural, and the masculine and/or feminine and natural and/or artificial persons, whenever and wherever the context so requires or admits, party of the first part, in favor of OCEAN BANK, a state banking corporation, its successors and assigns, hereinafter called the BANK,

WITNESSETH, that for divers good and valuable considerations, and to secure the payment of that certain Promissory Note in the amount of ONE MILLION AND NO/100 (\$1,000,000.00) DOLLARS, executed by the MORTGAGOR in favor of the BANK (the term PROMISSORY NOTE as hereafter used shall denote the singular, if one Note, or the plural, if more than one Note is secured by this Mortgage), together with interest thereon and all other sums of money secured hereby as hereinafter provided, the MORTGAGOR does grant, bargain, sell, alien, remise, release, convey, and confirm unto the BANK in fee simple, the following described real estate, of which the MORTGAGOR is now seized and possessed, and in actual possession, situate in the County of Miami-Dade, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERewith AND MADE A PART HEREOF

THIS IS AN OPEN FIRST MORTGAGE IN THE AMOUNT OF \$1,000,000.00 GIVEN TO SECURE ANY PRESENT OR FUTURE OBLIGATIONS OF FRALURA, INC., a Florida corporation and/or RAMON DORTA, FRANCISCO DORTA and LUIS F. DORTA.

TOGETHER with all structures and improvements now and hereafter on said land, and the fixtures attached thereto; and the easements, riparian and littoral rights and appurtenances thereunto belonging, or in any wise appertaining; and all rents, issues, proceeds and profits accruing and to accrue from said premises; and all gas and electric fixtures, heaters, air conditioning equipment, machinery, boilers, ranges, elevators and motors, plumbing fixtures and hardware, window screens, screen doors, venetian blinds, storm shutters and awnings, pool pumps and motors and all other heating, cooling, refrigerating, plumbing, cooling, ventilating, irrigating and power systems and appliances which are now or may hereafter pertain to or be used with, in or on said premises though they may be either detached or detachable.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

*Lots 12 and 13 in Block 28 of LAWRENCE ESTATE
LAND COMPANY'S SUBDIVISION, according to the
Plat thereof, as recorded in Plat Book 2 at Page 46 of the Public
Records of Dade County, Florida; a/k/a 1047 S. W. 7th
Street, Miami, Florida.*

PARCEL II:

*Lots 7 and 8 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; a/k/a 114 Mendoza Avenue, Coral
Gables, Florida, and*

PARCEL III:

*Lots 3 and 4, Block 39 of Revised Plat of CORAL
GABLES DOUGLAS SECTION, according to the Plat
thereof, as recorded in Plat Book 25 at Page 69 of the Public
Records of Dade County, Florida; a/k/a 130 Mendoza
Avenue, Coral Gables, Florida.*

TO COMPLY WITH THE PUBLIC RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORDED BY
HARVEY RUVIN
CLERK CIRCUIT COURT

Ocean Bank (FDIC # 24156)**Active Insured Since December 9, 1982**

Data as of: August 9, 2017

Ocean Bank is an active bank

FDIC Certificate#:	24156	Established:	December 9, 1982	Corporate Website:	
Headquarters:	780 N.W. 42nd Avenue Miami, FL 33126 Miami-Dade County	Insured:	December 9, 1982	Consumer Assistance:	http://www.oceanbank.com
Locations:	21 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:	https://www5.fdic.gov/starsmail/index.asp
		Regulated By:	Federal Deposit Insurance Corporation		Ocean Bank

Locations

History

Identifications

Financials

Other Names / Websites

Showing 1 to 21 of 21 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	
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	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	
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 and Mortar Office	12/09/1992	
365331	21	Weston Branch	2300 South Commerce	Broward	Weston	FL	33326	Full Service Brick	05/02/2002	

STATE OF FLORIDA
DEPARTMENT OF REVENUE
WARRANT

464198

FRALURA INC
250 CATALONIA AVENUE
CORAL GABLES, FL. 33134

592435227
ACCOUNT NUMBER
Re: Warrant Issued under Chapter
199, Florida Statutes

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

WARRANT FOR COLLECTION OF DELINQUENT INTANGIBLE TAX.

The taxpayer named above in the County of
DADE, is indebted to the Department of Revenue, State

of Florida, in the following amounts:

TAX	\$	<u>758.09</u>
PENALTY		<u>833.88</u>
INTEREST		<u>112.39</u>
TOTAL	\$	<u>1,704.36</u>
FILING FEE		<u>32.00</u>
GRAND TOTAL	\$	<u>1,736.36</u>

RECEIVED OFFICIAL RECORDS SECTION
DADE COUNTY, FLORIDA
OCT 28 1996
HARVEY RIVIN
CLERK OF CIRCUIT COURT

WITNESS my and official seal in this City of MIAMI
DADE County, Florida, this 18TH day of OCTOBER, 1996.



L. H. FUCHS
EXECUTIVE DIRECTOR
DEPARTMENT OF REVENUE
STATE OF FLORIDA

8175 N.W. 12th Street
Miami, FL 33126

By:
THIS INSTRUMENT PREPARED BY:

[Signature]
AUTHORIZED AGENT

CLERK OF THE CIRCUIT COURT

CFN 2014R0400178
OR Bk 29178 Pgs 2963 - 2965; (3pgs)
RECORDED 06/04/2014 14:37:32
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

BEFORE THE CODE ENFORCEMENT BOARD
IN AND FOR THE CITY OF CORAL GABLES
MIAMI-DADE COUNTY, FLORIDA
LIEN

THE CITY OF CORAL GABLES

CASE NO. : 13269

vs.

FILE NO. : 1304667

FRALURA, INC.
R.D. INVESTMENT MANAGEMENT
2460 SW 22 STREET, 2ND FLOOR
MIAMI, FL 33145

VIOLATION LOCATED AT:
114 MENDOZA AVENUE

On January 15, 2014 the Code Enforcement Board found you guilty of violating Section 105-23 City Code of the City of Coral Gables. RENEW EXPIRED PERMIT OR OBTAIN A NEW PERMIT COVERING THE PROPOSED WORK. The Board waived the \$108.75 administrative costs. You were given until March 15, 2014 to comply or a fine of \$150.00 per day shall be imposed for each day the violation continues to exist beyond that date.

Pursuant to Section 101-168 of the City of Coral Gables Code of Ordinances, a certified copy of the order imposing the fine shall be recorded in the Public Records of Miami-Dade County, Florida and thereafter shall constitute a lien against the following described property:

Lot(s) 7 & 8; Block 39, CORAL GABLES DOUGLAS SEC, as recorded in Plat Book 25, Page 69, in the Public Records of Miami-Dade County, Florida.

upon which the violation exists.

DATED at Coral Gables, Miami-Dade County, Florida on this 27th day of May, 2014.

BY: Ivonne Cutie
IVONNE CUTIE, CLERK
CODE ENFORCEMENT BOARD
427 BILTMORE WAY, SUITE 100

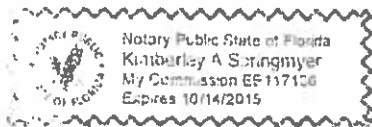
STATE OF FLORIDA):
):
COUNTY OF MIAMI-DADE):

CITY OF CORAL GABLES):
):
COUNTY OF DADE):

BEFORE ME, the undersigned authority, personally appeared IVONNE CUTIE, who after being duly sworn under oath deposes and states that she is the Clerk of the Code Enforcement Board for the City of Coral Gables and has executed the foregoing Lien with due authority from said Board and the facts contained there are true and correct.

Sworn to or affirmed, and subscribed before me this 28 day of May, in the year 2014, by Ivonne Cutie who is personally known to me or has produced _____ as identification.

My commission expires:



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Kimberly A Springmyer APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

[Signature]
BRIDGET E. THORNTON, DEPUTY CITY ATTORNEY



Code Enforcement Board Enforcement Order

OR B.K. 29178 PG 2965
LAST PAGE

The City of Coral Gables
-vs-

Case #: 13269
Complaint #: 1304667

FRALURA INC R.D. INV. MGMT
2460 SW 22 ST, 2ND FLOOR
CORAL GABLES, FL 33145

91 7108 2133 3932 6010 5602

Address of Violation(s):
114 MENDOZA AVE

Lot(s): 7-8 Block: 39
Plat Book: Page: Map:
Folio #: 03-4108-009-3940

This cause having come before the Code Enforcement Board for Hearing on Wednesday, January 15, 2014, and based on the evidence, the Board, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Section 101.168. The occupant is in violation of:

Code Section	Violation
--------------	-----------

105-23 CITY, 105.4.1.11F	WORK HAS COMMENCED AND THE PERMIT IS REVOKED, BECOMES NULL AND VOID, OR EXPIRES BECAUSE OF LACK OF PROGRESS OR ABANDONMENT, A NEW PERMIT COVERING THE PROPOSED CONSTRUCTION SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK.
--------------------------	--

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables.

It is the Order of this Board, based upon the foregoing:

1. The Respondent(s) shall pay administrative costs of \$108.75. (WAIVED)
2. The Respondent(s) shall correct the violation/s.
3. If the violation(s) are not corrected by MARCH 15, 2014, a fine of \$150.00 will be imposed for each day thereafter that any violation continues to exist.
4. If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.

Upon complying, the Respondent(s) shall notify Kimberley Springmyer, the Code Inspector, who will inspect the property and verify either compliance or non-compliance.

Received and acknowledged of a copy of this Enforcement Order on this 17th day of January, 2014.

I, HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office.

5/29/14
Date
Ivonne Cutie
Clerk of the Code Enforcement Board

Ivonne Cutie
Ivonne Cutie, Clerk
Code Enforcement Board