



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 11/28/2016

Property Information	
Folio:	03-4117-005-8172
Property Address:	275 UNIVERSITY DR Coral Gables, FL 33134-6732
Owner	CASO REAL ESTATE INVESTMENTS INC
Mailing Address	14705 SW 167 ST MIAMI, FL 33187
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,224 Sq.Ft
Lot Size	6,717 Sq.Ft
Year Built	1956



Assessment Information			
Year	2016	2015	2014
Land Value	\$812,757	\$812,757	\$812,757
Building Value	\$1,044,800	\$1,044,800	\$1,044,800
XF Value	\$0	\$0	\$0
Market Value	\$1,857,557	\$1,857,557	\$1,857,557
Assessed Value	\$1,857,557	\$1,857,557	\$1,723,700

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction			\$133,857

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

Short Legal Description
C GABLES CRAFTS SEC PB 10-40 W50.51FT OF BLK 35 LESS 10FT RAD RTS AT CORNERS LOT SIZE 6717 SQUARE FEET OR 19954-3727 0801 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,857,557	\$1,857,557	\$1,723,700
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,857,557	\$1,857,557	\$1,857,557
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,857,557	\$1,857,557	\$1,723,700
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,857,557	\$1,857,557	\$1,723,700

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2001	\$1,000,000	19954-3727	Sales which are qualified
10/01/1997	\$0	17841-0049	Sales which are disqualified as a result of examination of the deed

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



275 University Dr.

service list - 275 University Drive

<p><u>Owner (Registered Agent)</u> Caso Real Estate Investments, Inc. c/o Richard Caso Registered Agent 14705 SW 167 Street Miami, FL 33187-1417</p> <p>Return receipt number:</p>	<p><u>First Mortgagee</u> Union Planters Bank, N.A. 2800 Ponce de Leon Boulevard Coral Gables, FL 33134-6913</p> <p>Return receipt number:</p>
<p><u>First Mortgagee</u> Union Planters Bank, N.A. 1900 Fifth Avenue North Birmingham, AL 35203-2610</p> <p>Return receipt number:</p>	<p><u>Second Mortgagee</u> Well Fargo Bank, N.A. 200 S. Biscayne Boulevard, 1st Floor Miami, FL 33131-5306</p> <p>Return receipt number:</p>
<p><u>Second Mortgagee</u> Well Fargo Bank, N.A. 101 N. Phillips Avenue Sioux Falls, SD 57104-6738</p> <p>Return receipt number:</p>	



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-11-11-5756	11/16/2011	275 UNIVERSITY DR	BOA COMPLETE (LESS THAN \$75,000)	FINAL FOR BUILDING RENOVATIONS \$15,000	issued	11/16/2011		0.00
AB-12-07-0420	07/09/2012	275 UNIVERSITY DR	BOA COMPLETE (LESS THAN \$75,000)	SIGN (REPROGRAFIA) \$1800	issued	07/09/2012		0.00
AB-12-07-0421	07/09/2012	275 UNIVERSITY DR	BOA COMPLETE (LESS THAN \$75,000)	TAKEOVER SIGN (SELF DEFENSE VALENTE BROTHERS) SIGN (VALENTE BROTHERS JIU- JITSU) \$2400	issued	07/11/2012		0.00
AB-14-10-3352	10/21/2014	275 UNIVERSITY DR	BOA COMPLETE (LESS THAN \$75,000)	TAKEOVER - REVISION (COMMENTS) * SIGN (SELF DEFENSE JIU JITSU) \$2,350	final	10/21/2014	06/29/2015	0.00
AB-15-10-4602	10/06/2015	275 UNIVERSITY DR	BOA COMPLETE (LESS THAN \$75,000)	**COM** RESUBMITTAL SIGN ILLUMINATED LETTERS (THOMAS PRINTWORKS) \$2300	issued	10/06/2015		0.00
AB-16-11-6695	11/04/2016	275 UNIVERSITY DR	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* ELETRICAL SIGN: ESPIRITO SANTO \$2000	issued	11/04/2016		0.00
BL-12-04-7762	04/06/2012	275 UNIVERSITY DR	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR ALTERATIONS (565.75 SF), CONCRETE RAMP, ENTRY DOOR, REMOVAL OF STOREFRONT \$15,000	final	05/16/2012	10/16/2012	0.00
BL-12-07-0815	07/13/2012	275 UNIVERSITY DR	SIGNS	ONE TENANT SIGN (SELF DEFENSE VALENTE BROTHERS JIU- JITSU) \$2400	final	08/02/2013	10/24/2013	0.00
BL-12-07-0819	07/13/2012	275 UNIVERSITY DR	SIGNS	CANCELLED - ILLUMINATED WALL SIGN (REPROGRAFIA) \$1800	canceled		04/12/2013	0.00
BL-12-07-1852	07/30/2012	275 UNIVERSITY DR	SIGNS	CANCELLED DUE TO INCORRECT LOG IN CODE	canceled		07/30/2012	0.00
BL-12-08-2081	08/31/2012	275 UNIVERSITY DR	INTERIOR ALTERATION ONLY	CHANGE OF USE ONLY- NO STRUCTURAL CHANGES	pending			0.00
BL-14-10-4121	10/30/2014	275 UNIVERSITY	SIGNS	(1) ILLUMINATED TENANT SIGN (SELF	final	01/08/2015	06/19/2015	0.00

CITY'S

EXHIBIT

2

		DR		DEFENSE JIU JITSU) \$2,350					
BL-15-10-5915	10/30/2015	275 UNIVERSITY DR	SIGNS	ILLUMINATED WALL SIGN (THOMAS PRINTWORKS) \$2300	final	03/11/2016	04/18/2016	0.00	
BL-16-11-7016	11/14/2016	275 UNIVERSITY DR	SIGNS	ILLUMINATED WALL SIGN (ESPIRITO SANTO) \$2000	pending			0.00	
CE-12-06-9579	06/22/2012	275 UNIVERSITY DR	CODE ENF WARNING PROCESS	WT10572 4-412 ZONING CODE (TRU) PARKING COMMERCIAL VEHICLE (REPROGRAFIA TRUCK) ON STREET CERT MAIL 91 7108 2133 3932 6032 1699	final	06/22/2012	06/22/2012	0.00	
CE-12-07-0671	07/10/2012	275 UNIVERSITY DR	CODE ENF TICKET PROCESS - NO RUNNING FINE	T45372 4-411 ZONING CODE (TRU) PARKING COMMERCIAL VEHICLE ON STREET/PUBLIC PLACES (STREET BEHIND REPROGRAFIA) PROHIBITED OVERNIGHT CERT MAIL 91 718 2133 3932 6033 4217	final	07/10/2012	07/23/2012	0.00	
CE-12-10-0421	10/06/2012	275 UNIVERSITY DR	CODE ENF WARNING PROCESS	WT9221 5-1901 ZONING CODE (SNT) TEMP. SIGNS ARE TOO LARGE AND TOO MANY, SIGNS MUST NOT BE LARGER THAN 250 SQ. IN.	final	10/06/2012	10/06/2012	0.00	
CE-16-09-5421	09/07/2016	275 UNIVERSITY DR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/14/2016	09/14/2016	0.00	
DR-12-07-0276	07/05/2012	275 UNIVERSITY DR	DEVELOPMENT REVIEW COMMITTEE	THE APLICANT PROPOSES TO OPEN AN ART STUDIO FOR STUDENTS AT THE EXISTING LOCATION.	final	07/05/2012	09/15/2014	0.00	
EL-12-04-8631	04/19/2012	275 UNIVERSITY DR	ELEC COMMERCIAL / RESIDENTIAL WORK	16 LIGHT SOCKETS; 7 ROUGH IN OUTLETS AND 4 COMMERCIAL OUTLETS	final	07/12/2012	09/21/2012	0.00	
EL-12-07-0879	07/16/2012	275 UNIVERSITY DR	ELEC SIGNS	ELECTRIC FOR SIGN (VALENTE BROTHERS)	final	08/05/2013	10/16/2013	0.00	
EL-12-07-1860	07/30/2012	275 UNIVERSITY DR	ELEC SIGNS	ILLUMINATED WALL SIGN (REPROGRAFIA)	approved			127.99	
EL-12-08-1614	08/24/2012	275 UNIVERSITY DR	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE DATA	final	08/28/2012	09/04/2012	0.00	
EL-14-11-3693	11/06/2014	275 UNIVERSITY DR	ELEC SIGNS	(1) ILLUMINATEDTENANT SIGN (SELF DEFENSE JIU JITSU)	final	06/25/2015	06/26/2015	0.00	
EL-15-11-4883	11/02/2015	275 UNIVERSITY DR	ELEC SIGNS	ILLUMINATED WALL SIGN (THOMAS PRINTWORKS)	final	03/11/2016	04/18/2016	0.00	
EL-16-11-7097	11/15/2016	275 UNIVERSITY DR	ELEC SIGNS	ILLUMINATED WALL SIGN (ESPIRITO SANTO)	approved			120.64	
ME-12-04-7982	04/10/2012	275 UNIVERSITY DR	MECH COMMERCIAL / RESIDENTIAL	DEMO SOME OLD TRUNK LINE, REROUTE NEW	final	07/31/2012	09/19/2012	0.00	

			WORK	TRUNK AND NEW DROPS PER PLAN,				
ME-15-10-5134	10/15/2015	275 UNIVERSITY DR	MECH COMMERCIAL / RESIDENTIAL WORK	HVAC EXACT CHANGE OUT 10 TON 15 KW	stop work	10/16/2015		0.00
PL-12-04-8038	04/10/2012	275 UNIVERSITY DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTERATION	final	08/01/2012	09/14/2012	0.00
RC-16-11-7690	11/28/2016	275 UNIVERSITY DR	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5601 AND UNSAFE STRUCTURES FEE	approved			980.63
RV-12-07-0728	07/12/2012	275 UNIVERSITY DR	REVISION TO PERMIT	REVISION (BUILDING, PLUMBING, ELECTRICAL)	final	07/26/2012	07/26/2012	0.00
SD-12-10-0317	10/04/2012	275 UNIVERSITY DR	SHOP DRAWINGS	SHOP DRAWING DOOR	final	10/09/2012	10/09/2012	0.00
ZN-12-06-8084	06/01/2012	275 UNIVERSITY DR	DUMPSTER / CONTAINER	DUMPSTER	final	06/01/2012	06/01/2012	0.00
ZN-13-08-0700	08/12/2013	275 UNIVERSITY DR	PAINT / RESURFACE FL / CLEAN	PAINT EXT - BEIGE (SW 6127), STUCCO BANDS - LT BEIGE (SW 6126) \$2,200	final	08/12/2013	09/21/2015	0.00

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



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

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

Occupant Name:	VALENTE BROTHERS JIU-JITSU	Inspection Date:	2/3/2016
Address:	275 University Drive	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Javier Rodriguez 305-460-5563
Suite:	UNIT #1	Occ. Sq. Ft.:	0

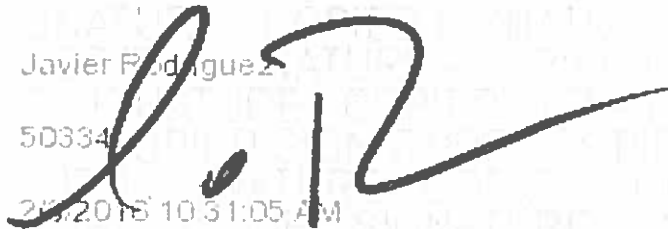
No violations noted at this time.

Company Representative:


Signature valid only in mobile eyes documents

burak eyilik
2/3/2016

Inspector:


Signature valid only in mobile eyes documents

Javier Rodriguez
2/3/2016 10:51:05 AM
50334
Signature valid only in mobile eyes documents
Javier Rodriguez
2/3/2016

CITY'S

EXHIBIT

3



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:	ESPIRITO SANTO	Inspection Date:	2/3/2016
Address:	275 University Drive	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Javier Rodriguez 305-460-5563
Suite:	UNIT #2	Occ. Sq. Ft.:	2000

No violations noted at this time.

Company Representative:

ronny rorae
50335
2/3/2016 10:35:54 AM

Signature valid only in mobile-eyes documents

ronny rorae
2/3/2016

Inspector:

Javier Rodriguez
50335
2/3/2016 10:35:54 AM

Signature valid only in mobile-eyes documents

Javier Rodriguez
2/3/2016




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:	Reprografia	Inspection Date:	3/11/2016
Address:	275 University Drive	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:	UNIT #3	Occ. Sq. Ft.:	3800


No violations noted at this time.

Company Representative:

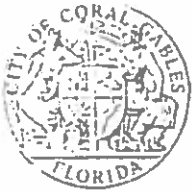
Andres Taborda
3/11/2016 17:12 PM

Signature valid only in mobile-eyes documents

Andres Taborda
3/11/2016

Inspector:

Madelaine Mendez
3/11/2016 17:12 PM

Signature valid only in mobile-eyes documents

Madelaine Mendez
3/11/2016



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3931 9043 5404

CASO REAL ESTATE INVESTMENTS INC
CEO RICHARD CASO
14705 SW 167 ST
MIAMI, FL 33187

RE: 275 UNIVERSITY DR. CORAL GABLES, FL
FOLIO # 03-1117-005-S172
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1956.

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

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

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. 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

EXHIBIT

Composite
4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5601

vs.

CASO REAL ESTATE INVESTMENTS, INC.
c/o Richard Caso
14705 S.W. 167th Street
Miami, Florida 33187-1417

Return receipt number:

91 7108 2133 3932 7093 3653

Respondent.

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

Date: December 20, 2016

Re: **275 University Drive**, Coral Gables, Florida 33134-6732 and legally described as Lot size 6717 square feet or 19954-3727 0801 1, w50.51ft of Block 35 less 10ft rad rts at corners, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-8172 ("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.

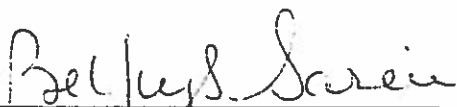
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on January 9, 2017, at 2:00 p.m.

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

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

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

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

C:

Union Planters Bank, N.A., 2800 Ponce de Leon Boulevard, Coral Gables, Florida 33134-6913

Union Planters Bank, N.A., 1900 Fifth Avenue North, Birmingham, Alabama 35203-2610

Wells Fargo Bank, N.A., 200 S. Biscayne Boulevard, 1st Floor, Miami, Florida 33131-5306

Wells Fargo Bank, N.A., 101 N. Phillips Avenue, Sioux Falls, South Dakota 57104-6738



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5601

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 275 UNIVERSITY DR, ON 12-20-16
AT 11:05 AM.

JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

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

My Commission Expires:



Belkys Garcia
Notary Public

275 University Drive



Prepared By Record Return to
CARLOS J. ARBOLEYA, JR. P.A.
2550 SOUTH DIXIE HIGHWAY
COCONUT GROVE, FLORIDA 33133
(305) 856-0076 (305) 856-9191 FAX

01R564279 2001 OCT 15 09:03

WARRANTY DEED

Parcel ID Number: 03-4117-005-8172
Grantee #1 TIN:

DOCSTPDEE 6,000.00 SURTX 4,500.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

THIS WARRANTY DEED, made this 9th day of August, 2001, **BETWEEN HARRY MENDELSON**, a single man, Individually and as Trustee under the MENDELSON LIVING TRUST dated October 17, 1997, of the County of Miami-Dade, State of Florida, grantor(s), and **CASO REAL ESTATE INVESTMENTS, INC.**, a Florida corporation, whose address is: 7451 S. W. 50 Terrace, Miami, Florida 33155, of the County of Miami-Dade, State of Florida, grantee(s).

WITNESSETH that the GRANTOR, for and in consideration of the sum of -----TEN AND NO/100 (\$10.00)-----DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade, State of Florida, to wit:

See Exhibit "A" attached hereto.

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes subsequent to December 31, 2000.

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

IN WITNESS WHEREOF, the grantor has hereunto set her hand and seal the day and year first above written.

**SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:**

Printed Name: Jeffrey Boggs

Harry Mendelson
HARRY MENDELSON
Individually and as Trustee
Address: 9065 Livorno Street
Boynton Beach, Florida 33437

Debra Ann
Printed Name: Debra Ann

15

19954PG3728

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

The foregoing instrument was acknowledged before me this 9th day of August, 2001, by Harry Mendelson, a single man, Individually and as Trustee on behalf of said trust, who is personally known to me or who has produced FDC as identification.

[Signature]
Notary Public, State of Florida
My Commission Expires:



This Document Prepared By:
Jay Koenigsberg, Esq.
Jay Koenigsberg, P.A.
1101 Brickell Avenue
Suite 800 South Tower
Miami, Florida 33131

OFF. REC BK.

19954PG3729

A portion of Lots 1, 2, & 3, Block 35, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Dade County, Florida, said portion being more particularly described as follows:

Commence at the intersection of the Northerly and Westerly Lines of said Block 35 and run Easterly along said Northerly line of Block 35 and the extension thereof, a distance of 50.51 feet to a point; thence run Southerly along a line parallel to the Westerly line of said Block 35, a distance of 127.50 feet, more or less, to a point on the Southeasterly line of said Block 35; thence run Southwesterly along said Southeasterly line Block 35 and the extension thereof, a distance of 58.75 feet, more or less, to the intersection of the Westerly line and the Southeasterly line of said Block 35; thence run Northerly along said Westerly line of Block 35 and the Extension thereof, a distance of 156.34 feet, more or less, to the Point of Beginning; excepting therefrom the 10 foot radius returns at the Southwest and Northwest corners of said Block 35 as shown on said Plat of CORAL GABLES CRAFTS SECTION.

N

RECORDED IN OFFICE OF
OF DANE COUNTY, WISCONSIN
RECORDS & CLERK
HARVEY RUVIN
CLERK

Exhibit "A"



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

CASO REAL ESTATE INVESTMENTS, INC.

Filing Information

Document Number	P99000044300
FEI/EIN Number	65-0919568
Date Filed	05/14/1999
Effective Date	05/13/1999
State	FL
Status	ACTIVE

Principal Address

14705 SW 167 ST.
MIAMI, FL 33187

Changed: 03/19/2007

Mailing Address

14705 SW 167 ST.
MIAMI, FL 33187

Changed: 03/19/2007

Registered Agent Name & Address

CASO, RICHARD
14705 SW 167 ST.
MIAMI, FL 33187

Address Changed: 03/19/2007

Officer/Director Detail

Name & Address

Title D

CASO, RICHARD

14705 SW 167 ST.
MIAMI, FL 33187

Title D

CASO, LINDA
14705 SW 167 ST.
MIAMI, FL 33187

Title D

CASO, MANUEL JR
14705 SW 167 ST.
MIAMI, FL 33187

Annual Reports

Report Year	Filed Date
2014	04/14/2014
2015	04/15/2015
2016	03/16/2016

Document Images

03/16/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/14/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/28/2011 -- ANNUAL REPORT	View image in PDF format
03/15/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
03/06/2008 -- ANNUAL REPORT	View image in PDF format
03/19/2007 -- ANNUAL REPORT	View image in PDF format
01/08/2006 -- ANNUAL REPORT	View image in PDF format
01/27/2005 -- ANNUAL REPORT	View image in PDF format
01/06/2004 -- ANNUAL REPORT	View image in PDF format
01/22/2003 -- ANNUAL REPORT	View image in PDF format
01/29/2002 -- ANNUAL REPORT	View image in PDF format
01/26/2001 -- ANNUAL REPORT	View image in PDF format
02/10/2000 -- ANNUAL REPORT	View image in PDF format
05/14/1999 -- Domestic Profit	View image in PDF format

19954PG3730

*Prepared by Record
& Return 20*
 CARLOS J. ARBOLEYA, JR. P.A.
 2550 SOUTH DIXIE HIGHWAY
 COCONUT GROVE, FLORIDA 33133
 (305) 858-0078 (305) 858-9191 FAX

D 1R564280 2001 001 15 09:03

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

DOCSTPHTG 2,625.00 INTNG 1,500.00
 HARVEY RUVIN, CLERK DADE COUNTY, FL

THIS MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT, (the "Mortgage"), is made and entered into as of the 9th day of August, 2001, by CASO REAL ESTATE INVESTMENTS, INC., a Florida Corporation, (the "Mortgagor"), whose address is 7451 S.W. 50th Terrace, Miami, Florida 33155, and UNION PLANTERS BANK, N.A., (the "Mortgagee"), having offices at 9700 NW 112th Avenue, Miami, Florida 33178;

WITNESSETH:

WHEREAS, Mortgagor is justly and lawfully indebted to Mortgagee in the sum of SEVEN HUNDRED FIFTY THOUSAND and 00/100 (\$750,000.00) Dollars, (the "Loan"), as evidenced by one certain promissory note executed by Mortgagor payable to the order of Mortgagee, (the "Note"), bearing the same date as this Mortgage and to be paid according to its terms; and

WHEREAS, Mortgagor and all makers, endorsers, sureties, guarantors, accommodation parties and all persons liable or to become liable with respect to the Loan are each included in the term "Obligor" as used in this Mortgage;

NOW, THEREFORE, to secure the payment of the Loan and such future or additional advances as may be made by Mortgagee, at its option and for any purpose, to Mortgagor or Mortgagor's permitted successor(s) in title, provided that all those advances are to be made within twenty (20) years from the date of this Mortgage (the total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed twice the original principal amount of the Loan, plus interest and any disbursements made for the payment of taxes, levies or insurance on the property covered by the lien of this Mortgage with interest on those disbursements), and to secure the full and faithful performance of the covenants and agreements contained in the Note, this Mortgage and all other instruments and documents executed in connection with the Loan by Mortgagor and/or any other Obligor, (the "Loan Documents"), Mortgagor hereby grants, bargains, sells, conveys, assigns, transfers, mortgages, pledges, delivers, sets over, warrants and confirms to Mortgagee, and grants Mortgagee a security interest in:

All those certain lots, pieces, or parcels of land lying and being in Miami-Dade County, State of Florida, (the "Property"), together with the buildings and improvements now or hereafter situated thereon, said land being legally described as follows:

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

TOGETHER WITH all and singular the tenements, hereditaments, easements, riparian rights and other rights now or hereafter belonging or appurtenant to the Property, and the rights (if any) in all adjacent roads, ways, streams, alleys, strips and gores, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of Mortgagor of, in and to the same and every part and parcel thereof;

21147PG3788

Prepared By,
Record &
Return To.

CARLOS ARBOLEYA, JR., P.A.
2350 SOUTH DIXIE HIGHWAY
COCONUT GROVE, FLORIDA 33133
(305) 554-0070 (FACSIMILE)

03R222569 2003 APR 04 09:39

DOCSTPRTG 1+050.00 INTNG 600.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

Loan No.: 5500037186

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

THIS MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT, (the "Mortgage"), is made and entered into as of the 26th day of March, 2003, by RICHARD CASO as President of CASO REAL ESTATE INVESTMENTS, INC., a Florida Corporation, (the "Mortgagor"), whose address is 7451 S.W. 50 Terrace, Miami, FL 33155, and UNION PLANTERS BANK, N.A., a National Banking Association, (the "Mortgagee"), having offices at P.O. Box 131, Memphis, Tennessee 38101;

WITNESSETH:

WHEREAS, Mortgagor is justly and lawfully indebted to Mortgagee in the sum of THREE HUNDRED THOUSAND and 00/100 (\$300,000.00) Dollars, (the "Loan"), as evidenced by one certain promissory note executed by Mortgagor payable to the order of Mortgagee, (the "Note"), bearing the same date as this Mortgage and to be paid according to its terms; and

WHEREAS, Mortgagor and all makers, endorsers, sureties, guarantors, accommodation parties and all persons liable or to become liable with respect to the Loan are each included in the term "Obligor" as used in this Mortgage;

NOW, THEREFORE, to secure the payment of the Loan and such future or additional advances as may be made by Mortgagee, at its option and for any purpose, to Mortgagor or Mortgagor's permitted successor(s) in title, provided that all those advances are to be made within twenty (20) years from the date of this Mortgage (the total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed twice the original principal amount of the Loan, plus interest and any disbursements made for the payment of taxes, levies or insurance on the property covered by the lien of this Mortgage with interest on those disbursements), and to secure the full and faithful performance of the covenants and agreements contained in the Note, this Mortgage and all other instruments and documents executed in connection with the Loan by Mortgagor and/or any other Obligor, (the "Loan Documents"), Mortgagor hereby grants, bargains, sells, conveys, assigns, transfers, mortgages, pledges, delivers, sets over, warrants and confirms to Mortgagee, and grants Mortgagee a security interest in:

All those certain lots, pieces, or parcels of land lying and being in Miami-Dade County, State of Florida, (the "Property"), together with the buildings and improvements now or hereafter situated thereon, said land being legally described as follows:

Handwritten signature and initials, including the number 100.



CFN 20080489273
 OR Bk 26430 Pgs 0541 - 5617 (21pgs)
 RECORDED 06/13/2008 15:31:44
 MTG DOC TAX 83.30
 INTANG TAX 47.49
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared By:
 Karen D. Rundquist, Esq.
 Garrido and Rundquist, P.A.
 2800 Ponce de Leon Blvd., Suite 170
 Coral Gables, Florida 33134

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

THIS CONSOLIDATED, AMENDED AND RESTATED MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT (the "Mortgage") is made and entered into as of the 6th day of June, 2008, by CASO REAL ESTATE INVESTMENTS, INC., a Florida corporation (the "Mortgagor"), whose address is 14705 SW 167th Street, Miami, Florida 33187 and REGIONS BANK, an Alabama banking corporation, successor by merger with UNION PLANTERS BANK, N.A. (the "Mortgagee"), having offices at 2800 Ponce De Leon Blvd., Coral Gables, Florida 33134;

WITNESSETH:

WHEREAS, Mortgagee is the owner and holder of that certain promissory note executed by Mortgagor in favor of Mortgagee dated August 9, 2001, in the original principal amount of SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$750,000.00) ("Note 1"), which Note 1 as of the date hereof has an outstanding principal balance of FIVE HUNDRED TWENTY THOUSAND EIGHTY-NINE AND 40/100 DOLLARS (\$520,089.40) ("Loan 1"), and which Note 1 is secured by that certain Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement from Mortgagor in favor of Mortgagee dated August 9, 2001, and recorded in Official Records Book 19954, at Page 3730, of the Public Records of Miami-Dade County, Florida ("Mortgage 1"), upon which all documentary stamp tax and intangible tax has been paid and affixed thereto; and

WHEREAS, Mortgagee is the owner and holder of that certain promissory note executed by Mortgagor in favor of Mortgagee dated March 26, 2003, in the original principal amount of THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00) ("Note 2"), which Note 2 as of the date hereof has an outstanding principal balance of TWO HUNDRED FIFTY-SIX THOUSAND ONE HUNDRED SIXTY-SIX AND 15/100 DOLLARS (\$256,166.15) ("Loan 2"), and which Note 2 is secured by that certain Florida Real Estate Second Mortgage, Assignment of Leases and Rents and Security Agreement from Mortgagor in favor of Mortgagee dated March 26, 2003, and recorded in Official Records Book 21147, at Page 3788, of the Public Records of Miami-Dade County, Florida ("Mortgage 2"), upon which all documentary stamp tax and intangible tax has been paid and affixed thereto and which Note 2 is also secured by that certain Conditional Assignment of Rents, Profits, Income and Leases from Mortgagor in favor of Mortgagee dated March 26, 2003 and recorded April 4, 2003, in Official Records Book 21147, at Page 3810, of the Public Records of Miami-Dade County, Florida (the "Assignment"); and

DOCUMENTARY STAMP TAX AND INTANGIBLE TAX FOR THE \$750,000.00 NOTE HAS BEEN PAID ON THAT CERTAIN FLORIDA REAL ESTATE MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT DATED AUGUST 9, 2001, AND RECORDED IN OFFICIAL RECORDS BOOK 19954, AT PAGE 3730, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND DOCUMENTARY STAMP TAX AND INTANGIBLE TAX FOR THE \$300,000.00 NOTE HAS BEEN PAID ON THAT CERTAIN FLORIDA REAL ESTATE SECOND MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT DATED MARCH 26, 2003, AND RECORDED IN OFFICIAL RECORDS BOOK 21147, AT PAGE 3788, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FLORIDA DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$83.30 AND INTANGIBLE TAX IN THE AMOUNT OF \$47.49 ARE BEING PAID WITH RESPECT TO THE NEW MONEY DESCRIBED IN THIS INSTRUMENT (\$23,744.45) AND ARE AFFIXED HERETO. THIS INSTRUMENT AND THE CONSOLIDATED RENEWAL PROMISSORY NOTE DESCRIBED HEREIN IN THE AMOUNT OF \$800,000.00 ARE EXEMPT FROM ADDITIONAL TAXATION PURSUANT TO SECTIONS 201.09 AND 199.145(4), FLORIDA STATUTES, AND RULE 12B-4.054(1), F.A.C.

Regions Bank (FDIC # 12368)

Active Insured Since January 1, 1934

Data as of: December 7, 2016

Regions Bank is an active bank

FDIC Certificate#:	12368	Established:	January 1, 1928	Corporate Website:	http://www.regions.com
Headquarters:	1900 Fifth Avenue North Birmingham, AL 35203 Jefferson County	Insured:	January 1, 1934	Consumer Assistance:	http://www.FederalReserveConsumerHelp
Locations:	1549 domestic in 15 states, 0 in territories, and 3 in foreign locations	Bank Charter Class:	Member of the Federal Reserve System	Contact the FDIC about:	Regions Bank
		Regulated By:	Federal Reserve Board		

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

Showing 1 to 25 of 1,552 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
194262	1862	Grand Cayman Branch (Frgn)	West Wind Building		Georgetown			Full Service Brick and Mortar Office	10/23/1973	11/04/2006
205794	2106	Georgetown Grand Cay Branch (Frgn)	Church And Fort Streets		Georgetown			Full Service Brick and Mortar Office	02/01/1973	11/04/2006
226826	236	Cayman Island Branch	Grand Cayman		Grand Cayman			Full Service Brick and Mortar Office	06/09/1994	
443591	1758	Alabaster Kent Stone Branch	33 Kent Stone Way	Shelby	Alabaster	AL	35007	Full Service Brick and Mortar Office	11/01/2004	
479787	2599	Alabaster Promenade Branch	55 South Colonial Drive	Shelby	Alabaster	AL	35007	Full Service Brick and Mortar Office	12/26/2007	
226906	152	Albertville Sand Mountain Dr Branch	116 Sand Mountain Drive	Marshall	Albertville	AL	35950	Full Service Brick and Mortar Office	10/23/1987	
194291	1925	Albertville Hwy 431 Branch	7330 U.S. Highway 431 N.	Marshall	Albertville	AL	35950	Full Service Brick and Mortar Office	10/01/1991	11/04/2006
479788	2600	Alexander City Branch	3961 Highway 280	Tallapoosa	Alexander City	AL	35010	Full Service Brick and Mortar Office	06/23/2008	
453721	1805	Covington Andalusia Main Remote Drive Thru Branch	208 Church Street	Covington	Andalusia	AL	36420	Limited Service Facility Office	07/01/2005	
36	149	Covington County Main Branch	200 Church Street	Covington	Andalusia	AL	36420	Full Service Brick and Mortar Office	07/01/1933	06/18/1988
1810	1872	Anniston Wilmer Ave Main Branch	930 Wilmer Avenue	Calhoun	Anniston	AL	36201	Full Service Brick and Mortar Office	06/20/1920	11/04/2006

Union Planters Bank, National Association (FDIC # 15838)

Inactive as of August 29, 1996

Merged or acquired without government assistance

Data as of: December 7, 2016

Union Planters Bank, National Association is no longer doing business under that name because it has been merged or acquired without government assistance. See the successor institution, Regions Bank (FDIC #: 12368)

FDIC Certificate#:	15838	Established:	September 15, 1941	Contact the FDIC about:
Headquarters:	6200 Poplar Avenue Memphis, TN 38119 Shelby County	Insured:	September 15, 1941	Union Planters Bank, National Association or Regions Bank
		Bank Charter Class:	National Bank	

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

Location information is not available for inactive or renamed banks

CFN. 20160515977 BOOK 30216 PAGE 4398
DATE 09/02/2016 11:50:32 AM
MTG DOC 2,362.50
INTANGIBLE 1,350.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

RECORDING REQUESTED BY:
Wells Fargo Bank, National Association
200 S Biscayne Blvd., 1st Floor, Miami, FL 33131

WHEN RECORDED MAIL TO:
Wells Fargo Bank, National Association
Attn: Collateral Processing
BBOCS Business Lending Loan Operations LD1
P.O. Box 65119
San Antonio, TX 78265

Tax Account Number(s) of Real Property: 03-4117-005-8172

This Mortgage prepared by:
Name: Kathryn Ladino
Company: Wells Fargo Bank, National Association
Address: 200 S Biscayne Blvd., 1st Floor, Miami, FL 33131



100213755524300480

**MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT
AND FIXTURE FILING**

THIS MORTGAGE SECURES A TERM LOAN. FLORIDA DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$2,362.50 AND FLORIDA NON-RECURRING INTANGIBLE TAX IN THE AMOUNT OF \$1,350.00 ARE BEING PAID UPON RECORDATION OF THIS INSTRUMENT.

Non-Homestead. Mortgagor represents and warrants that no Mortgagor nor any members of his/her family reside upon the property nor upon any lands contiguous thereto. The purpose of the foregoing statement is to establish that the property is not the homestead of Mortgagor.

This MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING (this "Mortgage") is executed as of September 01, 2016, by Caso Real Estate Investments, Inc.,

a Florida corporation, whose address is 14705 SW 167 ST, MIAMI, FL 33187 ("Mortgagor") to Wells Fargo Bank, National Association, whose address is 200 S Biscayne Blvd., 1st Floor, Miami, FL 33131 ("Mortgagee").

ARTICLE I. MORTGAGE

1.1 Grant. For the purposes and upon the terms and conditions in this Mortgage, Mortgagor irrevocably mortgages, gives, grants, sells, confirms, conveys and assigns to Mortgagee, with the right of entry and possession, Mortgagor's interest in: (a) all real property located in Miami-Dade County, Florida, and described on Exhibit A attached hereto; (b) all easements, rights-of-way and rights used in connection with or as a means of access to any portion of said real property; (c) all tenements, hereditaments and appurtenances thereof and thereto; (d) all right, title and interest of Mortgagor, now owned or hereafter acquired, in and to any land lying within the right-of-way of any street, open or proposed, adjoining said real property, and any and all sidewalks, alleys and strips and gores of land adjacent to or used in connection with said real property; (e) all buildings, fixtures, improvements and landscaping now or hereafter erected or located on said real property; (f) all machinery, apparatus, equipment, fittings, fixtures, appliances, conduits and systems for generating or distributing air, water, heat, air conditioning, electricity, light, fuel or refrigeration, or for ventilating or sanitary purposes, or for the exclusion of vermin or insects, or for the removal of dust, refuse, sewage or garbage, or for fire prevention or extinguishing, all elevators escalators, lifts and dumbwaiters, all motors, engines, generators, compressors, pumps, lift stations, tanks, boilers, water heaters, furnaces and incinerators, all floor coverings, wall coverings, windows, storm doors, awnings, canopies, shades, screens, blinds, draperies and related hardware, and light fixtures, all plumbing, sinks, basins, toilets, faucets, pipes, sprinklers, disposals, laundry appliances and equipment and kitchen appliances and equipment, all alarm, safety, electronic, telephone, music, entertainment and communications equipment and systems, all janitorial, maintenance, cleaning, window washing, vacuuming, landscaping, pool and recreational equipment and supplies, and any other tangible personal property of every kind and nature whatsoever now or hereafter located on the real property or in any buildings or improvements located upon the real property, or any part thereof, and used or usable in connection with the construction of or any occupancy of any buildings on the real property or the operation of the real property, all additions thereto, and all substitutions and replacements therefor, but specifically excluding all equipment, machinery, furniture and other items of tangible personal property owned by tenants occupying buildings on the real property; (g) all development and concurrency rights, including, without limitation, all impact fee credits, sewer and water fee credits, sewer and water rights, all governmental or quasi-governmental licenses, permits, authorizations or approvals, zoning rights and other similar rights or interests which relate to the development, use or operation of, or that benefit or are appurtenant to, said real property; (h) all mineral rights, oil and gas rights, air rights, water or water rights, including without limitation, all wells, canals, ditches and reservoirs of any nature and all rights thereto, appurtenant to or associated with said real property, whether decreed or undeclared, tributary or non-tributary, surface or underground, appropriated or unappropriated, and all shares of stock in any water, canal, ditch or reservoir company, and all well permits, water service contracts, drainage rights and other evidences of any such rights; (i) all rights of the Mortgagor to any contracts relating to the real property, such as, but not limited to, all contracts with any general contractors or subcontractors with regard to improvements to be constructed on or improvements or refurbishments to be made to improvements already located on the real property, engineering contracts, architectural contracts, management contracts, etc. and to any engineering, architectural and other plans, drawings and specifications in connection therewith, and all of Mortgagor's rights in any construction and other materials intended to be incorporated in or used in connection with the real property or any improvements located or to be located on the real property, whether stored on the real property or elsewhere; (j) all payment, performance or other bonds; (k) any and all contracts now existing or hereafter made for the sale by Mortgagor of all or any portion of the real property,

Wells Fargo Bank, National Association (FDIC # 3511)

Active Insured Since January 1, 1934

Data as of: December 7, 2016

Wells Fargo Bank, National Association is an active bank

FDIC Certificate#:	3511	Established:	January 1, 1870	Corporate Website:	http://www.wellsfargo.com
Headquarters:	101 N. Phillips Avenue Sioux Falls, SD 57104 Minnehaha County	Insured:	January 1, 1934	Consumer Assistance:	http://www.helpwithmybank.gov
Locations:	6215 domestic in 42 states, 0 in territories, and 37 in foreign locations	Bank Charter Class:	National Bank	Contact the FDIC about:	Wells Fargo Bank, National Association
		Regulated By:	Office of the Comptroller of the Currency		

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

Showing 1 to 25 of 6,252 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
188928	806	Argentina Branch (Frgn)	Rivadavia 501		Buenos Aires			Full Service Brick and Mortar Office	12/29/1980	05/30/1986
360125	5505	George Town Branch (Frgn)	Fort Street		George Town			Full Service Brick and Mortar Office	03/27/1986	02/20/2004
186182	8885	Grand Cayman Branch (Frgn)	710 Georgetown		Georgetown			Full Service Brick and Mortar Office	07/01/1980	03/20/2010
191129	8560	Georgetown Branch (Frgn)	Cardinal Avenue		Georgetown			Full Service Brick and Mortar Office	03/31/1976	03/20/2010
191428	8463	Georgetown Branch (Frgn)	Huntlaw Building		Georgetown			Full Service Brick and Mortar Office	02/01/1974	03/20/2010
195964	2888	Georgetown Branch (Frgn)	Bank Of Montreal Building		Georgetown			Full Service Brick and Mortar Office	06/12/1974	06/01/1997
184449	6851	Georgetown Branch (Frgn)	Main Street		Georgetown			Full Service Brick and Mortar Office	09/27/1973	03/20/2010
185878	8405	Georgetown Branch (Frgn)	Royal Bank Building		Georgetown			Full Service Brick and Mortar Office	02/23/1973	03/20/2010
210425	8119	Georgetown Branch (Frgn)	West Wind Building		Georgetown			Full Service Brick and Mortar Office	01/16/1976	03/20/2010
216274	8083	Grand Cayman Branch (Frgn)	West Wind Building		Georgetown			Full Service Brick and Mortar Office	06/01/1973	03/20/2010
227739	7898	Georgetown Branch (Frgn)	Main Street		Georgetown			Full Service Brick and Mortar Office	06/02/1978	03/20/2010
234422	7032	Georgetown Branch (Frgn)	Main Street		Georgetown			Full Service Brick and Mortar Office	03/15/1973	03/20/2010
191241	8603	Cayman Island Branch (Frgn)	West Wind Building		Grand Cayman			Full Service Brick and Mortar Office	02/01/1983	03/20/2010
188976	843	Hong Kong Branch (Frgn)	12 Ice House Street		Hong Kong			Full Service Brick and Mortar Office	09/24/1982	05/30/1986
207347	4388	Hong Kong Branch (Frgn)	15 Queen Road Central		Hong Kong			Full Service Brick and Mortar Office	08/01/1983	02/20/2004
188993	856	Seoul Branch (Frgn)	1-1 Jongro 1-Ka, Kyoho Building		Jongro-Ku			Full Service Brick and Mortar Office	08/14/1984	05/30/1986
188310	1748	London Branch (Frgn)	6 Egar Street		London			Full Service Brick and Mortar Office	01/09/1969	04/01/1996
184577	6842	London Ec3 Branch (Frgn)	60/63 Aldermanbury		London			Full Service Brick and Mortar Office	12/21/1972	03/20/2010
218357	7972	London Branch (Frgn)	Barber Surgeon Hall		London			Full Service Brick and Mortar Office	04/02/1984	03/20/2010
218354	7971	Luxembourg Branch (Frgn)	29 Avenue Monterey		Luxembourg City			Full Service Brick and Mortar Office	03/14/1973	03/20/2010

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned Caso Real Estate Investments, Inc., a Florida corporation is the fee simple owner of the property located at 275 University Drive, Coral Gables, Florida 33134, situate and being in the City of Coral Gables, Florida, and legally described as follows:

A portion of Lots 1, 2, &3, in Block 35 of CORAL GABLES CRAFTS SECTION, according to the plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, said portion being more particularly described as follows:

Commence at the intersection of the Northerly and Westerly lines of said Block 35 and run easterly along said northerly line of Block 35 and the extension thereof, a distance of 50.51 feet to a point; thence run Southerly along a line parallel to the westerly line of said Block 35, a distance of 127.50 feet, more or less, to a point on the Southeasterly line of said Block 35; thence run Southwesterly along said Southeasterly line of Block 35 and the extension thereof, a distance of 58.75 feet, more or less, to the intersection of the westerly line and the Southeasterly line of said Block 35; thence run Northerly along said Westerly line of Block 35 and the extension thereof a distance of 156.344 feet, more or less, to the Point of Beginning; excepting therefrom the 10 foot radius returns at the Southwest and Northwest corners of said Block 35 as shown on said plat of CORAL GABLES CRAFTS SECTION.

hereinafter referred to as the "Property"; and

WHEREAS, the undersigned owner desires to utilize the Property for commercial purposes, and to construct improvements upon the Property as set forth in the building plans prepared by Portuondo Perotti Architects, Inc. dated May 14, 2002; and

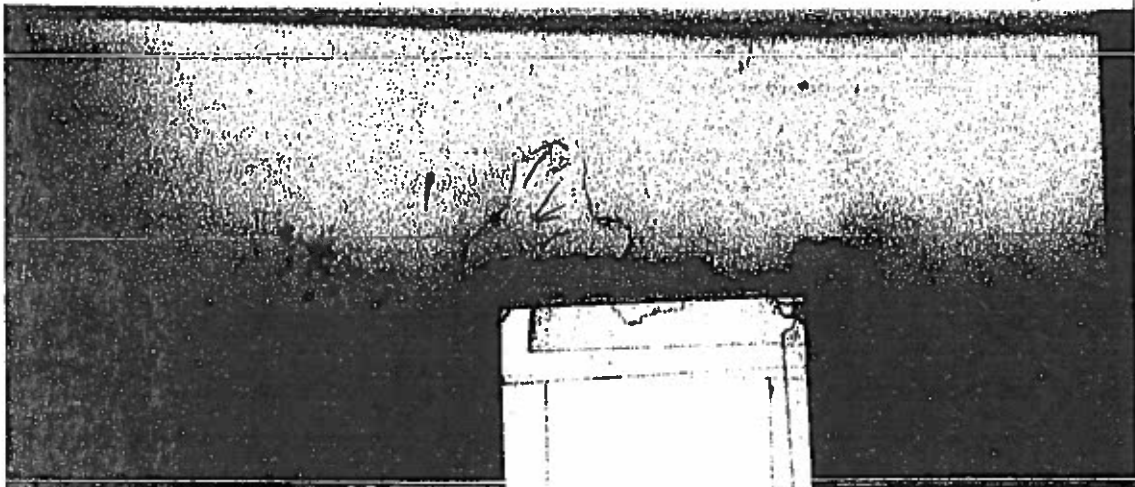
WHEREAS, certain of the improvements set forth in the building plans described above include the construction and inclusion of windows in the wall constructed along the eastern boundary line of the Property ("Windows"); and

WHEREAS, in order for the City of Coral Gable to permit the Windows as set forth in the building plans described above, the undersigned owner does hereby covenant, declare and agree as follows:

1. That in the event that the owner of the real property lying adjacent to and east of the Property desires to construct improvements on its property, the undersigned owner shall remove and shall complete, in accordance with all applicable codes in effect at that time, the construction of the concrete wall along the eastern boundary line.

NOW, THEREOF, for good and valuable consideration, the undersigned does hereby declare that it will not convey or cause to be conveyed the title to the Property without requiring the

(GENERAL REMOVAL OF WALL # 5306) (2002)



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successor in title to abide by all terms and conditions set forth herein.

FURTHER, the undersigned declares that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, its successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinance of said City then in effect.

IN WITNESS WHEREOF, the undersigned has/have caused _____ hands and seals to be affixed hereto on this 10th day of July, 2002.

WITNESSES

[Signature]
Print Name: PABLO RODRIGUEZ

[Signature]
Print Name: RICARDO GUZMAN

OWNER
CASO REAL ESTATE INVESTMENTS, INC., A
FLORIDA CORPORATION

BY: [Signature]
Print Name: Linda Caso
Title: Secretary Treasurer

STATE OF FLORIDA):
COUNTY OF DATE):

I HEREBY CERTIFY that on this day personally appeared before me Linda Caso / Sec. Treas. Caso Real Estate Investments, Inc., a Florida corporation who is personally known to me or has produced (personally known) (type of identification) as identification and he/she acknowledged that he/she executed the foregoing, freely and voluntarily, for purposes therein expressed.

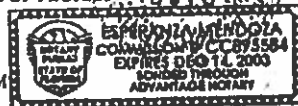
SWORN TO AND SUBSCRIBED before me on this 10th day of July, 2002.

My Commission expires: 12/14/03

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

PREPARED BY:
Paul Palmer, Esquire
12790 South Dixie Highway
Miami, Florida 33156
GENERAL COVENANT

APPROVED AS TO FORM
[Signature]
Elizabeth M. Hernandez, City Attorney



S:\WORK\REALFRM\CORAL GABLES DECLARATION CASO

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD YEARLED
HARVEY RUVIN
CLERK CIRCUIT COURT

5306
GENERAL - REMOVAL
OF WALL