

OFFICE OF THE PROPERTY APPRAISER

Summary Report

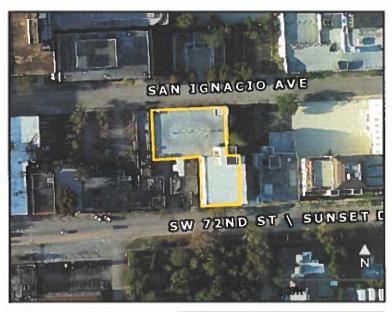
Generated On: 7/16/2021

Property Information						
Folio:	03-4130-009-1480					
Property Address:	1541 SUNSET DR Coral Gables, FL 33143-5777					
Owner	SUNSET PARCELS 2020 LLC					
Mailing Address	2000 PONCE DE LEON BLVD STE 615 CORAL GABLES, FL 33134 USA					
PA Primary Zone	6400 COMMERCIAL - CENTRAL					
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING					
Beds / Baths / Half	0/0/0					
Floors	3					
Living Units	0					
Actual Area	Sq.Ft					
Living Area	Sq.Ft					
Adjusted Area	42,099 Sq.Ft					
Lot Size	23,206 Sq.Ft					
Year Built	1981					

Assessment Information					
Year	2021	2020	2019		
Land Value	\$4,061,050	\$4,061,050	\$4,061,050		
Building Value	\$2,438,950	\$2,438,950	\$2,138,950		
XF Value	\$0	\$0	\$0		
Market Value	\$6,500,000	\$6,500,000	\$6,200,000		
Assessed Value	\$6,500,000	\$6,484,515	\$5,895,014		

Benefits Information					
Benefit	Туре	2021	2020	2019	
Non-Homestead Cap Assessment Reduction \$15,485 \$304,986					
Note: Not all benefits a	e applicable to all Tavable	\/alue	ia Cou	nty School	

Short Legal Description	
30 54 41 PB 28-32	
CORAL GABLES RIVIERA SEC 14 -	
2ND REV E2.06FT OF LOT 7 & ALL	
LOTS 8-9-10 & W20FT LOT 30 & ALL	
LOT 31 & E10FT LOT 32 BLK 205	



Taxable Value Information								
	2021	2020	2019					
County								
Exemption Value	\$0	\$0	\$0					
Taxable Value	\$6,500,000	\$6,484,515	\$5,895,014					
School Board								
Exemption Value	\$0	\$0	\$0					
Taxable Value	\$6,500,000	\$6,500,000	\$6,200,000					
City								
Exemption Value	\$0	\$0	\$0					
Taxable Value	\$6,500,000	\$6,484,515	\$5,895,014					
Regional								
Exemption Value	\$0	\$0	\$0					
Taxable Value	\$6,500,000	\$6,484,515	\$5,895,014					

Sales Information						
Previous Sale	Price	OR Book-Page	Qualification Description			
12/07/2020	\$7,600,000	32245-0329	Affiliated parties			
01/01/1971	\$60,000	00000-00000	Sales which are qualified			

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

Board, City, Regional).





DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company SUNSET PARCELS 2020, LLC

Filing Information

Document Number L20000310760
FEI/EIN Number APPLIED FOR
Date Filed 10/01/2020
Effective Date 10/01/2020

State FL

Status ACTIVE

Principal Address

2000 PONCE DE LEON BLVD SUITE 615 CORAL GABLES, FL 33134

Mailing Address

2000 PONCE DE LEON BLVD SUITE 615 CORAL GABLES, FL 33134

Registered Agent Name & Address

ORTEGA, JOSE

2000 PONCE DE LEON BLVD SUITE 615

CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

PONCE 2019 MANAGER, LLC 2000 PONCE DE LEON BLVD SUITE 615 CORAL GABLES, FL 33134

Annual Reports

Report Year Filed Date

Detail by Entity Name 7/22/21, 8:20 PM

Document Images

04/30/2021 — ANNUAL REPORT View image in PDF format

10/01/2020 — Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

7/28/2021 Search Results

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Permit Search Results

Permit#:	App. Date	Street Address	Туре	Description	Status	Issue Date	Final Date	Fees Due
RC-21-07-8257	07/24/2021	1541 SUNSET RD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1981) UNSAFE STRUCTURES BOARD CASE 21- 2754	pending			0.00
CE-20-08-6865	08/21/2020	1541 SUNSET RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/25/2020	08/25/2020	0.00
EL-20-07-6162	07/09/2020	1541 SUNSET DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL *EXTERIOR LIGHTING "WELLS FARGO" \$64,202	final	07/16/2020	10/21/2020	0.00
AB-20-01-4066	01/02/2020	1541 SUNSET DR	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *EXTERIOR LIGHTING "WELLS FARGO" \$64,202	final	01/02/2020	10/21/2020	0.00
RV-19-03-6173	03/28/2019	1541 SUNSET RD	REVISION TO PERMIT	REVISION- ARCHITECTURAL PAGES	final	04/22/2019	04/22/2019	0.00
EX-18-12-3553	12/28/2018	1541 SUNSET RD	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION FOR BL17101568	final	01/02/2019	01/02/2019	0.00
PW-18-05-3651	05/16/2018	1541 SUNSET RD	SIDEWALK REPLACEMENT PERMIT	AFTER THE FACT SIDEWALK PERMIT FOR 18 FT *PERMIT REQUEST HAS BEEN DISCARDED NO ACTION HAS TAKEN PLACE FOR OVER 180 DAYS	canceled		02/10/2020	0.00
BL-17-10-1568	. ,	1541 SUNSET RD Y'S	INT / EXT ALTERATIONS	IMPROVEMENTS TO ADA ACCESIBLE RAMP & PARKING SPACES @ (WELLS FARGO) \$52,000	final	01/03/2018	05/03/2019	0.00
AB-17-10-1342	10/06/1927	SUNSET RD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* WELLS FARGO *REVISION TO PERMIT -REV#1 (AS BUILTS)	final	10/10/2017	05/03/2019	0.00

				*IMPROVEMENTS TO ADA ACCESIBLE RAMP & PARKING SPACES \$52,000				
EL-16-10-7028	10/25/2016	1541 SUNSET RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL (2) 5 HP B & G BASE MOUNTED SERIES	final	12/30/2016	01/03/2017	0.00
ME-16-10-6961	10/24/2016	1541 SUNSET RD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL (2) 5 HP B & G BASE MOUNTED SERIES \$36,600	final	10/27/2016	01/03/2017	0.00
PL-15-07-5804	07/24/2015	1541 SUNSET RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK TO ADD AREA DRAINS WITH CONNECTION TO EXISTING STORM RISERS AT 2ND FLOOR PARKING DECK \$15,000	final	10/13/2015	10/16/2015	0.00
BL-14-11-3702	11/06/2014	1541 SUNSET RD	ROOF / LIGHT WEIGHT CONC	RE ROOF \$201,000 FLAT ONLY	final	11/17/2014	01/21/2015	0.00
ME-14-09-2008	09/08/2014	1541 SUNSET RD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE 2 CHILL WATER AIR HANDLERS ON 2ND FLOOR	final	09/09/2014	10/10/2014	0.00
EL-14-08-2131	08/05/2014	1541 SUNSET RD	ELEC LOW VOLTAGE SYSTEM	LOW VOLT PERMIT	final	08/05/2014	08/06/2014	0.00
EL-14-05-3830	05/27/2014	1541 SUNSET RD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATONS (WELLS FARGO SOUTH MIAMI) 3 LIGHT SOCKETS; 1 ROUGH IN OUTLETS AND 1 COMMERCIAL OUTLET	final	07/22/2014	08/06/2014	0.00
BL-14-05-3661	05/22/2014	1541 SUNSET RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATONS (WELLS FARGO SOUTH MIAMI) \$11,670	final	06/19/2014	03/27/2015	0.00
ZN-14-03-2857	03/18/2014	1541 SUNSET RD	ASPHALT - RESURFACE / SEALANT	RESURFACE & PAINT WITH NEOGARD PARKING LOT AT SECOND FLOOR ONLY - GREY \$40,000	final	03/20/2014	04/29/2014	0,00
ME-13-12-2000	12/09/2013	1541 SUNSET RD	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGEOUT OF A 25 TON CHILL WATER AIR HANDLING UNIT (3RD FLOOR) \$30,000	final	12/10/2013	04/11/2014	0.00
PW-13-03-0059	03/01/2013	1541 SUNSET RD	SEWER PERMIT- WATER LINES BY PRIVATE CONTRACTORS	OBSTRUCTION OF ROW CONCRETE - CORAL GABLES BEIGE RESTORATION AS PER CITY SPECS PROPER MOT AT ALL TIMES/IF METERED CONTACT PARKING	final	03/15/2013	04/24/2013	0.00
PL-13-02-0716	02/13/2013	1541	PLUMB	REPALCE	final	02/19/2013	04/22/2013	0.00

7/28/2021 Search Results

 ,,								
		SUNSET RD	COMMERCIAL / RESIDENTIAL WORK	LEAKING SECTION WATER SERVICE \$5,500				
ME-12-10-2042	10/31/2012	1541 SUNSET RD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C & CONTROLS IMPROVEMENT \$99,800//// RE WORK DUCTWORK ON 4 FLOORS OF BANK STRUCTURE.	final	01/29/2013	02/28/2013	0.00
CE-12-11-0162	10/21/2012	1541 SUNSET RD	CODE ENF WARNING PROCESS	WT13852 105-26 CITY CODE (CON) @ 10:00AM - (AIRSTRON INC) PERFORMING WORK OUTSIDE OF ALLOWABLE CONSTRUCTION HOURS. M-F 7:30-6PM, SAT 9AM-5PM, SUN OR HOLIDAYS NO WORK ALLOWED,	final	10/21/2012	11/04/2012	0.00
EL-12-09-1115	09/20/2012	1541 SUNSET RD	ELEC COMMERCIAL / RESIDENTIAL WORK	CANCELLED**	canceled		11/02/2012	0.00
ME-12-09-1082	09/19/2012	1541 SUNSET RD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF 70 TON AIR COOLED CHILLER \$69,000	final	09/24/2012	11/14/2012	0.00
AB-12-05-8708	05/21/2012	1541 SUNSET RD	BOA COMPLETE (LESS THAN \$75,000)	2 NEW LIFT GATES FOR ACCESS TO PARKING GARAGE \$24,800	final	05/21/2012	08/23/2012	0.00
PU-12-04-9099	04/26/2012	1541 SUNSET RD	PUBLIC RECORDS SEARCH	REQ CERT COPIES OF 28978B	final	04/27/2012	04/27/2012	0.00
EL-12-02-7706	02/22/2012	1541 SUNSET RD	ELEC SITE LIGHTS	EXTERIOR LIGHT FIXTURES (3)	final	03/02/2012	04/04/2012	0.00
EL-12-02-7545	02/21/2012	1541 SUNSET RD	ELEC COMMERCIAL / RESIDENTIAL WORK	2 NEW LIFT GATES FOR ACCESS TO PARKING GARAGE MOTORS AND LOW VOLT	final	06/11/2012	08/23/2012	0.00
AB-12-02-7635	02/21/2012	1541 SUNSET RD	BOA COMPLETE (LESS THAN \$75,000)	EXTERIOR LIGHT FIXTURES (3) \$4,141.11	final	02/21/2012	04/04/2012	0.00
CE-12-02-6658		SUNSET RD	CODE ENF WARNING PROCESS	WT10001 3-209 ZC (CUV) FAILURE TO RENEW CERTIFICATE OF USE. OBTAIN CERTIFICATE OF USE. ATLANTIC GENERAL CONSTRUCTION CORP. ALSO SENT TO REGISTERED AGENT	final	02/06/2012	02/06/2012	0.00
BL-12-02-6483	02/02/2012	1541 SUNSET RD	MISCELLANEOUS WORK	2 NEW LIFT GATES FOR ACCESS TO PARKING GARAGE \$24,800	final	06/08/2012	08/23/2012	0.00
EL-11-11-5013	11/04/2011	1541 SUNSET RD	ELEC GENERATOR	REPLACE EXISTING DIESEL GENERATOR WITH NEW 25 KW	final	11/04/2011	11/09/2011	0.00

7/28/2021 Search Results

				SELF CONTAINED-200 GALLON DOUIBLE WALL HOLDING TANK-WIPER QUIET AND 100 AMP T-SWITCH,				
PL-11-10-6225	10/06/2011	1541 SUNSET RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	REMOVE AND REPLACE FIXTURES	final	10/11/2011	12/28/2011	0.00
CE-11-12-5699	08/14/2011	1541 SUNSET RD	CODE ENF WARNING PROCESS	WT6631 CH.105- 26 CITY CODE (CON) @ 9:45AM (EZ-CAULKING & WATERPROOF) PERFORMING WORK OUTSIDE OF ALLOWABLE CONSTRUCTION HOURS. M-F 7:30-6PM, SAT 9AM-5PM, SUN OR HOLIDAYS NO WORK ALLOWED.	final	08/14/2011	12/11/2011	0.00
ZN-11-08-5565	08/04/2011	1541 SUNSET RD	PAINT / RESURFACE FL / CLEAN	PAINT EXT - BEIGE (SW 6654), TRIM - WHITE \$37,215	final	09/01/2011	01/19/2012	0.00
AB-11-08-5564	08/04/2011	1541 SUNSET RD	BOA COMPLETE (LESS THAN \$75,000)	PAINT BUILDING WALLS SW 6654 (BEIGE) TRIM (WHITE) \$37215	final	08/04/2011	11/24/2020	0.00
EL-11-07-7661	07/29/2011	1541 SUNSET RD	ELEC COMMERCIAL / RESIDENTIAL WORK	15 LIGHT SOCKETS AND 4 ROUGH IN OUTLETS	final	09/30/2011	12/28/2011	0.00
BL-11-07-7400	07/26/2011	1541 SUNSET RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (RESTROOMS 2ND & 3RD FLOOR) \$29,642	final	10/11/2011	07/03/2012	0.00
EL-11-06-6151	06/09/2011	1541 SUNSET RD	ELEC SIGNS	CANCELLED - ELECTRCIAL FOR A (1) WALL SIGN	canceled	06/15/2011	08/18/2011	0.00
CE-11-06-5600	06/01/2011	1541 SUNSET RD	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T37868 3-209 ZC (CUV) FAILURE TO OBTAIN A CERTIFICATE OF USE (SEE ATTACHED NOTICE 2/3/11) FOR "LAWRENCE R. MICHAEL, PA"***CANCEL NOTICE FROM K. ARGUINZONI WAS INCORRECT - SENT OUT NEW NOTICE.*****	canceled	06/01/2011	06/17/2011	0.00
RR-11-04-5331	04/05/2011	1541 SUNSET RD	RE-REVIEW FEE	REREVIEW FEE FOR ZONING	final	05/19/2011	05/19/2011	0.00
BL-11-01-5252	01/21/2011	1541 SUNSET RD	SIGNS	(1) WALL SIGN \$5700	final	06/15/2011	01/09/2012	0.00
CE-10-12-4654	12/21/2010	1541 SUNSET RD	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T37853 (CUV) 3- 209 ZC FAILURE TO RENEW CERTIFICATE OF USE FOR "ATLANTIC	final	12/21/2010	01/28/2013	0.00

			GENERAL CONSTRUCTION CORP." (SEE ENCLOSURE)				
PU-10-11-4647 11/3	0/2010 1541 SUNSET RD	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 02120036 CRM INV 011934	final	12/02/2010	12/02/2010	0.00
EL-10-11-3433 11/0	9/2010 1541 SUNSET RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW FIRE ALARM SYSTEM FOR WACHOVIA \$65,005	final	11/12/2010	06/14/2011	0.00
FD-10-10-4988 10/1	8/2010 1541 SUNSET RD	FIRE ALARM SYSTEM	WACHOVIA SUNSET	final	06/08/2011	06/14/2011	0.00
CE-10-09-4892 09/2	2/2010 1541 SUNSET RD	CODE ENF BOARD/MITIGATION	CASE 11678 - MITIGATED AMOUNT	final	09/22/2010	09/24/2010	0.00
AB-10-09-3688 09/0	2/2010 1541 SUNSET RD	BOA COMPLETE (LESS THAN \$75,000)	(2) WALLS SIGN \$5700	final	09/02/2010	01/09/2012	0.00
PU-10-08-4990 08/3	1/2010 1541 SUNSET RD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 02120036 CRM INV 011186	final	09/02/2010	09/02/2010	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).



Development Services Department City Hall 405 Bilthore Way Coral Gables, Florida 33134

2/8/2021

VIA CERTIFIED MAIL

CORAL GABLES FEDL S & L ASSN % FIRST UNION NTL BANK PO BOX 2609 CARLSBAD, CA 92018

3050 37PD 0007 7055 5PP3

RE: 1541 SUNSET DR **FOLIO** # 341300091480

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in YEAR. 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 by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a revised Report is submitted and approved, and all required permits are closed.

The Architect or Engineer 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 \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

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

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at <u>vgoizueta@coralgables.com</u> if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E. Building Official

EXHIBIT 5

USPS Tracking[®]

FAQs >

Track Another Package +

Tracking Number: 70203160000110222663

Remove X

Your item was picked up at a postal facility at 8:39 am on March 1, 2021 in CARLSBAD, CA 92008.

⊘ Delivered, Individual Picked Up at Postal Facility

March 1, 2021 at 8:39 am CARLSBAD, CA 92008

-הפטוטמרצ

Get Updates ✓

Text & Email Updates	~	
Tracking History	~	
Product Information	<u> </u>	

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Feedback



The City of Coral Gables

2050 37PD 0007 7057 3P40

Development Services Department
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

5/10/2021

CORAL GABLES FEDL S & L ASSN % FIRST UNION NTL BANK PO BOX 2609 CARLSBAD, CA. 92018

RE: 1541 SUNSET DR **FOLIO** # 341300091480

Notice of Required Inspection For Recertification of 40 Years or Older Building - SECOND NOTICE

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the structure has been deemed unsafe due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E. Building Official

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Tracking Number: 70203160000110217690

Remove X

Your item was picked up at a postal facility at 9:24 am on May 17, 2021 in CARLSBAD, CA 92008.

Objective Delivered, Individual Picked Up at Postal Facility

May 17, 2021 at 9:24 am CARLSBAD, CA 92008

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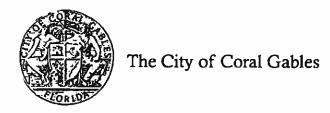
Text & Email Updates	~
Tracking History	~
Product Information	~

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FAQs



2050 37PO 0007 7057 9393

Development Services Department
City Hali 405 Biltmore Way
Coral Gables, Florida 33134

6/9/2021

CORAL GABLES FEDL S & L ASSN % FIRST UNION NTL BANK PO BOX 2609 CARLSBAD, CA 92018

RE: 1541 SUNSET DR **FOLIO** # 341300091480

Notice of Required Inspection For Recertification of 40 Years or Older Building - FINAL NOTICE

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 5/10/2021, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the structure remains unsafe due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E. Deputy Building Official

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Tracking Number: 70203160000110218383

Remove X

Your item was picked up at a postal facility at 9:14 am on June 15, 2021 in CARLSBAD, CA 92008.

Objective Delivered, Individual Picked Up at Postal Facility

June 15, 2021 at 9:14 am CARLSBAD, CA 92008

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FAQs

BEFORE THE CONSTRUCTION REGULATION BOARD FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES, Petitioner,

Case No. 21-2754

VS.

Sunset Parcels 2020, LLC c/o Jose Ortega 2000 Ponce De Leon Blvd, Ste 615 Coral Gables, FL 33134-4422 Respondent.

Return receipt number:

7020 3160 0001 1021 9793

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

Date: July 28, 2021

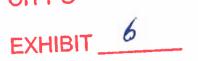
Re: Property Address: 1541 Sunset Dr. Coral Gables, Fl. 33143-5777 Legal Description: E 2.06 ft. of lot 7 & all Lots 8-9-10 & W20 ft. lot 30 & all Lot 31 & E10 ft. Lot 32, Block 205, Coral Gables Riviera Sec 14-2nd Rev Plat Book 28 page 32 and Folio #: 03-4130-009-1480 ("Property").

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, 2nd Florida, Coral Gables, Florida 33134, on August 9, 2021, 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, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order



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

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.

Virginia Goizueta

Secretary to the Board

ADA NOTICES

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

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, 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.

e: First Florida Integrity Bank 3560 Kraft Rd Naples, FL 34105-5035; First Florida Integrity Bank 3580 Pine Ridge Rd Naples, FL 34109-3928



CITY OF CORAL GABLES DEVELOPMENT SERVICES DEPARTMENT Affidavit of Posting

Case #: <u>21-2754</u>

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

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My Commission Expires:											
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CITY'S

EXHIBIT 8





This Instrument Prepared by:

Kearey Wan, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, FL 33130

Record and Return to:

Rafael Pérez, Esq. McArdle, Pérez & Franco, P.L. 255 Alhambra Circle, Suite 925 Coral Gables, FL 33134

Property Id No. 03-4130-009-1480

CFN: 20200728254 BOOK 32245 PAGE 329 DATE:12/16/2020 04:43:02 PM DEED DOC 45,600,00 SURTAX 34,200.00 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this Z day of December 2020 between WELLS FARGO BANK, N.A., successor by merger to Coral Gables Federal Savings and Loan Association (the "Grantor"), whose mailing address is 1525 West W.T. Harris Blvd., Charlotte, NC 28262, Attention: Property Admin (BE#140944) MAC D1116-L10, and SUNSET PARCELS 2020, LLC, a Florida limited liability company (the "Grantee"), whose mailing address is 2000 Ponce de Leon Boulevard, Suite 615, Coral Gables, FL 33134.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the real property (the "Property") located in Miami-Dade County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

The conveyance of the Property is made SUBJECT ONLY all of the Permitted Exceptions described in Schedule B attached hereto and made a part hereof but the conveyance shall not serve to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signature appears on following page]

CITY'S EXHIBIT 9

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Print Name: John McKinney Print Name: Jepont non Rojas	WELLS FARGO BANK, N.A., successor by merger to Coral Gables Savings and Loan Association By: Name: Darlene McKinney Title: Vice President
ACKNO	WLEDGMENT
online notarization this 15T day of Decembe Wells Fargo Bank, National Association, by au me or presented	Me notale
P C	Notary Public, State of Florida at Large Print Name: MCHAE MCHAE Commission No. GG 164 946 My Commission Expires:

CFN: 20200728256 BOOK 32245 PAGE 344 DATE:12/16/2020 04:43:02 PM MTG DOC 7,700:00 INTANGIBLE 4,400:00 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Michael L. Michetti, Esq.
WOODS, WEIDENMILLER, MICHETTI, & RUDNICK, LLP
9045 Strada Stell Court, Fourth Floor
Naples, Florida 34109

STATE OF FLORIDA EXCISE TAXES IN THE AMOUNT OF \$7,700.00 WERE PAID AS OF THE DATE HEREOF, AND STATE OF FLORIDA NON-RECURRING INTANGIBLE TAXES IN THE AMOUNTS OF \$4,400.00 WERE PAID AS OF THE DATE HEREOF, REGARDING THE INDEBTEDNESS DESCRIBED BELOW.

FIRST FLORIDA INTEGRITY BANK MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT is made this _____ day of December, 2020, by SUNSET PARCELS 2020, LLC, a Florida limited liability company, whose address is 2000 Ponce De Leon Blvd #615, Coral Gables, FL 33134 ("Mortgagor"), in favor of FIRST FLORIDA INTEGRITY BANK, a Florida banking corporation, whose address is 3560 Kraft Road, Naples, Florida 34105 ("Mortgagee").

WITNESSETH:

WHEREAS, Mortgagee has made a loan of even date herewith to SUNSET PARCELS 2020, LLC, a Florida limited liability company ("Mortgagor") in the original principal amount of TWO MILLION TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$2,200,000.00) and Mortgagor is justly indebted to Mortgagee in the foregoing amount in lawful money of the United States, and Mortgagor has agreed to pay the same, with interest thereon, according to the terms of that certain Promissory Note made by Mortgagor to the order of Mortgagee in the original principal amount of TWO MILLION TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$2,200,000.00), bearing even date herewith, with final payment being due on or before June 7, 2023, unless otherwise extended by the Mortgagee as provided in the Promissory Note and Loan Agreement.

NOW, THEREFORE, to secure the performance and observance by Mortgagor of all covenants and conditions in the Note and the indebtedness evidenced thereby and in this instrument and in all other instruments securing the Note, and in order to charge the properties, interests and rights hereinafter described with such payment, performance or observance, and for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) this date paid by Mortgagee to Mortgagor, and for such other valuable consideration, the receipt of which is acknowledged, Mortgagor does hereby grant, bargain, sell, alienate, remise, release, convey, assign, transfer, mortgage, hypothecate, pledge, deliver, set over, warrant and confirm unto Mortgagee, its successors and assigns forever, a security interest in and fee simple title to the following properties:

THE MORTGAGED PROPERTY

The term "Mortgaged Property" as used herein shall be as hereinafter defined.

(A) <u>THE LAND</u>. All that parcel and tract of land located in the County of Miami-Dade, State of Florida (the "Land"), described in Exhibit "A" attached hereto and made a part hereof;

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed and sealed the day and year first above written.

WITNESSES:

MORTGAGOR:

SUNSET PARCELS 2020, LLC, a Florida limited liability company

By: PONCE 2019 MANAGER, LLC, a Florida limited liability company, its Manager

Witness #1 Nafael A. Percz

(Type or Print Name)

Witness #2

Jouln Araya

(Type or Print Name)

Witness #1

(Type or Print Name)

fru aug

Thu in Arma (Type or Print Name)

Marc.&chwarzberg

lts: Manager

By: /

Jose A. Ortegal

Its: Manager

Pulcul a. Perez
Witness #1
Rafael A. Perez
(Type or Print Name)
Witness #2
JDULIN AYANA
(Type or Print Name)

Rafael a. Perez
Witness #1
Rafael A. Perez
(Type or Print Name)

Qui aux
Witness #2

Witness #2

Toulin Araya
(Type or Print Name)

By: Rodrigo Gana
Its: Manager

By: Alejandro Salazar
Its: Manager