



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On 03/20/17

Property Information	
Folio:	03-4117-008-5260
Property Address:	530 SANTANDER AVE Coral Gables, FL 33134-6548
Owner	530 SANTANDER AVENUE LLC
Mailing Address	530 SANTANDER AVENUE CORAL GABLES, FL 33134 USA
PA Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	6 / 6 / 0
Floors	1
Living Units	6
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	3 953 Sq Ft
Lot Size	10.000 Sq Ft
Year Built	1957



Assessment Information			
Year	2017	2016	2015
Land Value	\$750,000	\$700,000	\$650,000
Building Value	\$224,633	\$213,936	\$192,543
XF Value	\$0	\$0	\$0
Market Value	\$974,633	\$913,936	\$842,543
Assessed Value	\$845,732	\$768,848	\$698,953

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$128,901	\$145,088	\$143,590

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

Short Legal Description
17 54 41 PB 20-28 CORAL GABLES BILTMORE SEC LOTS 5 & 6 BLK 34 LOT SIZE 100 000 X 100 OR 19464-0958 01/2001 1

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$845,732	\$768,848	\$698,953
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$974,633	\$913,936	\$842,543
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$845,732	\$768,848	\$698,953
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$845,732	\$768,848	\$698,953

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/18/2012	\$785,000	28384-0698	Qual by exam of de d
01/01/2001	\$465,300	19464-0958	Sales which are qualif ed
11/01/1999	\$358,000	18887 0212	Other disqualified
12/01/1981	\$225,000	11333-0802	Sales whi h are qualifi d

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**

530 Santander Ave

<b><u>Owner (deed address)</u></b> 530 Santander Avenue, LLC 530 Santander Ave Coral Gables, FL 33134-6548	<b><u>Owner (Sunbiz address)</u></b> 530 Santander Avenue, LLC 251 Valencia Ave, Ste 1184 Coral Gables, FL 33114-5905
<b><u>Owner (Registered Agent)</u></b> 530 Santander Avenue, LLC c/o Thomas O. Wells, P.A. Registered Agent 540 Biltmore Way Coral Gables, FL 33134-5720	<b><u>First Mortgagee</u></b> TD Bank f/k/a Pointe Savings and Loan Association 2035 Limestone Rd Wilmington, DE 19808-5529
<b><u>First Mortgagee (alternate address)</u></b> Pointe Savings Bank a/k/a Pointe Savings and Loan Association 6853 SW 18 St Boca Raton, FL 33433-7056	<b><u>Second Mortgagee</u></b> Executive National Bank Attn: Carlos A. Safie President and CEO 9600 N Kendall Dr Miami, FL 33176-1919

530 SANTANDER AVENUE





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**Permits and Inspections: Search Results**

**New Permit Search**

**Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-13-02-1459	02/26/2013	530 SANTANDER AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF BORAL ROOFING SAXONY 900 FLAT TILE \$33,749	final	02/26/2013	07/24/2013	0.00
BL-13-03-0098	03/04/2013	530 SANTANDER AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF \$33,749 BORAL SAXONY 900 SLATE TAN BLEND TILE	final	03/08/2013	07/24/2013	0.00
CE-09-02-2047	02/18/2009	530 SANTANDER AVE	CODE ENF WARNING PROCESS	WT1608 54-153 (DAY) BOXES AND TRASH ON SWALE PRIOR TO SCHEDULED PICK UP	final		02/18/2009	0.00
CE-12-09-1194	09/21/2012	530 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/25/2012	09/25/2012	0.00
RC-17-08-1192	08/03/2017	530 SANTANDER AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1957) CONSTRUCTION REGULATION BOARD CASE #17-6364 AND UNSAFE STRUCTURES FEE	approved			980.63

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

**CITY'S**

**EXHIBIT**

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### 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.

<b>Occupant Name:</b>	530 Santander Ave. Apartments - 6 units	<b>Inspection Date:</b>	8/10/2016
<b>Address:</b>	530 Santander Avenue	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0

**No violations noted at this time.**

**Company Representative:**

*[Handwritten Signature]*  
 No Signature  
 8/10/2016 11:04:12 AM  
 Signature valid only in mobile-eyes documents

**Inspector:**

No Signature  
 8/10/2016  
*[Handwritten Signature]*  
 Leonard Veight  
 305-460-5577  
 8/10/2016 11:04:12 AM  
 Signature valid only in mobile-eyes documents

Leonard Veight  
8/10/2016

**CITY'S**

**EXHIBIT**

3



The City of Coral Gables

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

4/25/2017

**VIA CERTIFIED MAIL**  
7015 3010 0001 1378 8320

530 SANTANDER AVENUE LLC  
530 SANTANDER AVENUE  
CORAL GABLES, FL 33134

RE: 530 SANTANDER AVE, CORAL GABLES, FL  
FOLIO # 341170085260  
Recertification of Building 40 Years or Older

Gentlemen:

As 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 1957. 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. Submittal of the Report does not constitute recertification; it must be **approved** by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

In the event 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. Recertification will take place once a *revised* Report is 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/propertyrecertification.asp>. **The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134.** In order to avoid delays please 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. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

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

**CITY'S** Composite  
**EXHIBIT** 4

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 17-6364

vs.

530 SANTANDER AVENUE, LLC  
530 Santander Avenue  
Coral Gables, Florida 33134-6548

Return receipt number:

91 7108 2133 3932 5922 8701

Respondent.

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

Date: August 31, 2017

Re: **530 Santander Avenue**, Coral Gables, Florida 33134-6548, and legally described as Lots 5 & 6, Block 34, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-5260 ("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.

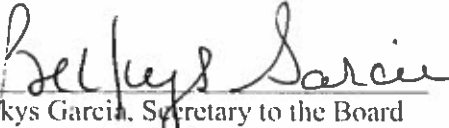
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on September 18, 2017, at 2:00 p.m.**

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](mailto: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](mailto: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](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c:  
530 Santander Avenue, LLC, 251 Valencia Avenue, Suite 1184, Coral Gables, Florida 33114-5905  
530 Santander Avenue, LLC, c/o Thomas O. Wells, P.A., 540 Biltmore Way, Coral Gables, Florida 33134-5720  
TD Bank f.k.a. Pointe Savings and Loan Association, 2035 Limestone Road, Wilmington, Delaware 19808-5529  
Pointe Savings Bank a.k.a. Pointe Savings and Loan Association, 6853 S.W. 18<sup>th</sup> Street, Boca Raton, Florida 33433-7056  
Executive National Bank, Attn: Carlos A. Safie, President and CEO, 9600 N. Kendall Drive, Miami, Florida 33176-1919





CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 17-6364

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 530 SANTANDER AVE, ON 8-31-17  
AT 9:05 A.M.

EDUARDO MARTIN  
Employee's Printed Name

Eduardo Martin  
Employee's Signature

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

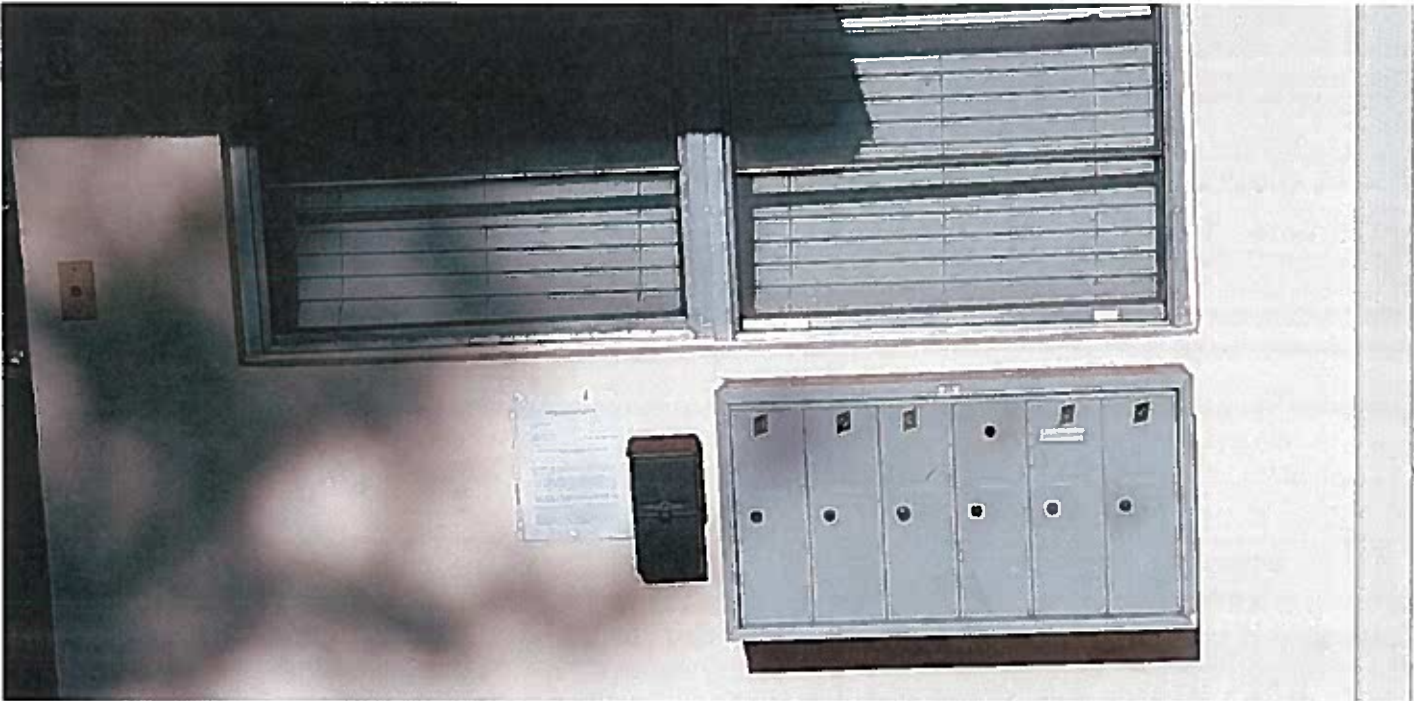
Sworn to (or affirmed) and subscribed before me this 31<sup>st</sup> day of August, in  
the year 2017, by Eduardo Martin who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

530 SANTANDER AVENUE



THIS INSTRUMENT PREPARED BY  
(and return to):  
STEVEN M. LEE, ESQUIRE  
Law Office of Steven M. Lee  
1200 SW 2nd Avenue  
Miami, Florida 33130-4214  
(305) 856-7855

Tax Folio No. 03-4117-008-5260

WARRANTY DEED

THIS WARRANTY DEED made the \_\_\_\_\_ day of November, 2012 by Sol Realty Corp., a Florida corporation, hereinafter referred to as the Grantor, to 530 Santander Avenue, LLC, a Florida limited liability company, hereinafter referred to as the Grantee, whose address is 530 Santander Avenue, Coral Gables, FL 33134.

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

Lots 5 and 6, Block 34, of BILTMORE SECTION OF CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO: (1) Zoning restrictions, prohibitions and other requirements imposed by governmental authority; (2) Restrictions and matters appearing on the plat or otherwise common to the subdivision (but this shall not serve to reimpose same); (3) Public utility easements of record; and (4) Property taxes for the year 2013 and subsequent years.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

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

AND the grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except property taxes for the year 2013, and subsequent years.

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

Signed, sealed and delivered  
in the presence of:

Sol Realty Corp., a Florida  
corporation

[Signature]  
Signature of 1st Witness

By: [Signature]  
Luis M. Debayle  
President

Steven M. Lee  
Printed Name of 1st Witness

[Signature]  
Signature of 2nd Witness

Noelia  
Printed Name of 2nd Witness

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 19  
day of November, 2012 by Luis M. Debayle as President of Sol  
Realty Corp., a Florida corporation on behalf of the corporation.  
Luis M. Debayle is personally known to me or has  
produced \_\_\_\_\_ as identification, and who did  
take an oath.

(SEAL)

[Signature]  
SIGNATURE OF NOTARY PUBLIC  
State of Florida at Large

My Commission Expires:

Noelia Talavera  
Printed Name of Notary Public

Warranty:12315



NOELIA TALAVERA  
MY COMMISSION # DD 959399  
EXPIRES: May 16, 2014  
Bonded Thru Budget Notary Services

This instrument was prepared by  
(and return to):  
Steven M. Lee, Esq.  
Steven M. Lee, P.A.  
Lee Professional Building  
1200 SW 2<sup>nd</sup> Avenue  
Miami, Florida 33130-4214  
305-856-7855 phone  
305-856-7877 facsimile

CORPORATE RESOLUTION AND CONSENT IN WRITING

The undersigned, does hereby personally warrant to  
Gonzalez & Rodriguez, P.L. (the "Title Agent"):

1. That the following resolutions have been properly  
adopted by the Board of Directors (the "Board") of Sol Realty  
Corp., a Florida corporation (the "Corporation"), a corporation  
in accordance with the Articles of Incorporation and By-Laws of  
the Corporation, and are valid acts of said Board:

RESOLVED, that the Corporation, is hereby authorized to convey  
title to 530 Santander Avenue, Coral Gables, FL 33134  
("Property") in Miami-Dade County, Florida, described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

RESOLVED, that Luis M. Debayle, as President of the Corporation,  
is hereby authorized to execute on behalf of the Corporation all  
documents and instruments that he may deem necessary,  
expeditious or appropriate to close the on the sale of said  
Property, including, but not limited to a warranty deed, Closing  
Statement and any other necessary documents. All such documents  
and instruments shall be on such terms and contain such  
provisions as Agent may in his discretion deem necessary,  
expeditious, or appropriate.

2. That any notices for a meeting for the adoption of said  
Resolution were properly given to all members/shareholders and  
directors or properly waived by all directors as may be required  
by the Articles, Operating Agreement and By-Laws, if any, of the  
Corporation, and that if any meeting was required for the

adoption of said Resolutions, that it was properly held with the required number of members and/or directors present.

The undersigned does hereby confirm the adoption of said Resolutions and the unanimous consent of the Board.

Signed, sealed and delivered in the presence of:

Sol Realty Corp., a Florida corporation

[Signature]  
Signature of 1<sup>st</sup> Witness

Steven M. Lee  
Printed Name of 1<sup>st</sup> Witness

[Signature]  
Signature of 2<sup>nd</sup> Witness

Noelia Talavera  
Printed Name of 2<sup>nd</sup> Witness

By: [Signature]  
Luis M. Debayle  
President

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 19 day of November, 2012, by Luis M. Debayle as President of Sol Realty Corp., a Florida corporation, who produced as identification and did take an oath.

[Signature]

SIGNATURE OF NOTARY PUBLIC  
State of Florida at Large

Noelia Talavera  
PRINTED NAME OF NOTARY PUBLIC

(NOTARY SEAL)

COMMISSION #/ DATE COMMISSION EXPIRES



NOELIA TALAVERA  
MY COMMISSION # DD 959389  
EXPIRES May 16, 2014  
Bonded Thru Budget Notary Services

EXHIBIT A

Lots 5 and 6, Block 34, of BILTMORE SECTION OF CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida.



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 Limited Liability Company  
530 SANTANDER AVENUE, LLC

### Filing Information

**Document Number** L12000140541  
**FEI/EIN Number** 46-1350401  
**Date Filed** 11/06/2012  
**State** FL  
**Status** ACTIVE

### Principal Address

251 Valencia Ave  
Suite 1184  
CORAL GABLES, FL 33134

Changed: 03/06/2015

### Mailing Address

251 Valencia Ave  
Suite 1184  
CORAL GABLES, FL 33134

Changed: 03/06/2015

### Registered Agent Name & Address

THOMAS O. WELLS, P.A.  
540 BILTMORE WAY  
CORAL GABLES, FL 33134

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MADRIGAL, MARILU  
251 Valencia Ave



Suite 1184  
CORAL GABLES, FL 33134

Title MGR

LAWRENCE, BRIAN  
251 Valencia Ave  
Suite 1184  
CORAL GABLES, FL 33134

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2015	03/06/2015
2016	04/03/2016
2017	03/17/2017

**Document Images**

<a href="#"><u>03/17/2017 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/03/2016 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/06/2015 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/07/2014 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/15/2013 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>11/06/2012 -- Florida Limited Liability</u></a>	<a href="#">View image in PDF format</a>

25m/mm

85-209

187 52

RECORD & RETURN TO:  
GOLDBERG & YOUNG P.A.  
1630 North Federal Highway  
P.O. Box 23800  
Fort Lauderdale, Florida 33307

WILL CALL

OFF REC 13592 PG 3159

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE, made this 1 day of October, 1988, between PENTSY AND ZAMORANO, a Florida general partnership, f/k/a LIMA ENTERPRISES, a Florida general partnership, as Mortgagor and Debtor (hereinafter called the "MORTGAGOR"), and POINTE SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the State of Florida, as Mortgagee and Secured Party (hereinafter called the "MORTGAGEE").

WITNESSETH:

WHEREAS, MORTGAGOR is justly indebted to MORTGAGEE in the principal sum of ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$125,000.00), as evidenced by a certain promissory note ("NOTE") of even date herewith, a copy of which is attached hereto and made a part hereof and designated Exhibit "A," executed by MORTGAGOR and delivered to MORTGAGEE, payable according to the terms therein provided, and by reference being made a part hereof to the same extent as though set out in full herein;

NOW THIS INDENTURE WITNESSETH, to secure the performance and observance by the MORTGAGOR of all the covenants and conditions in the NOTE and in this Mortgage, and in order to charge the properties, interests and rights hereinafter described with such payment, performance and observance, and for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00) paid by the MORTGAGEE to the MORTGAGOR on or before the delivery of this Mortgage, and for other valuable considerations, the receipt of which is hereby acknowledged, the MORTGAGOR does hereby grant, bargain, sell, alien, remise, release, convey, assign, transfer, mortgage, hypothecate, pledge, deliver, set over, warrant and confirm unto the MORTGAGEE, its successors and assigns forever:

THE MORTGAGED PROPERTY

ALL THAT certain piece, parcel or tract of land in which the MORTGAGOR has a fee simple interest situate in the County of Dade and State of Florida (hereinafter called the "LAND"), more particularly described in Exhibit "B" attached hereto and made a part hereof;

TOGETHER WITH all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the LAND, and all fixtures, machinery, equipment, furniture and other personal property of every nature whatsoever now or hereafter owned by MORTGAGOR and located in, on or used or intended to be used in connection with or with the operation of the LAND, buildings, structures or other improvements, including all extensions, additions improvements, betterments, renewals and replacements to any of the foregoing; and all of the right, title and interest of the MORTGAGOR in any such personal property or fixtures subject to a conditional sales contract, chattel mortgage or similar lien or claim together (if any) with the benefit of any deposits or payments now or hereafter made by the MORTGAGOR or on his behalf;

TOGETHER WITH all easements, rights of way, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, and all estates, rights, titles, interest, privileges, liberties, tenements, hereditaments and appurtenances whatsoever, in any way belonging relating or appertaining to any of the property hereinabove described, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by MORTGAGOR, and the reversion and reversions, remainder and remainders, rents, issues, profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, at law as well as in equity, of MORTGAGOR of, in and to the same, including but not limited to all judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the Mortgaged Property or any part thereof under the power of eminent domain, the alteration of the grade of any street, or for any damage (whether caused by such taking or otherwise to the Mortgaged Property) or any

Documentary Stamp Collected \$ 187.50  
PROPERTY UNIT NUMBER 51616  
DATE: 10/25/88  
BY: [Signature]

This instrument prepared by  
GOLDBERG & YOUNG, P.A.  
1630 North Federal Highway  
P.O. Box 23800  
Fort Lauderdale, Florida 33307

EC9 PAR - 2 PM 2:05

08N073097

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EXHIBIT "B"

Lots 5 and 5, Block 34, of BILTMORE SECTION OF CORAL GABLES  
according to the Plat thereof, as recorded in Plat Book 20,  
Page 28, of the Public Records of Dade County, Florida.

RECORDED IN PUBLIC RECORDS BOOK  
20, PAGE 28  
RICHARD P. BIRKBECK  
Clerk of Dade County

**Pointe Savings and Loan Association (FDIC # 32467)**

Inactive as of April 14, 1997

Merged or acquired without government assistance

Data as of: August 9, 2017

Pointe Savings and Loan Association is no longer doing business under that name because it has been merged or acquired without government assistance. See the successor institution, [TD Bank, National Association \(FDIC #: 18409\)](#).

<b>FDIC Certificate#:</b>	<b>32467</b>	<b>Established:</b>	April 4, 1986	<b>Contact the FDIC about:</b>
<b>Headquarters:</b>	21845 Powerline Road Boca Raton, FL 33433 Palm Beach County	<b>Insured:</b>	April 4, 1986	Pointe Savings and Loan Association or TD Bank, National Association
		<b>Bank Charter Class:</b>	Savings Association	

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

Location information is not available for inactive or renamed banks

**TD Bank, National Association (FDIC # 18409)**

Active Insured Since July 1, 1961

Data as of: August 9, 2017

TD Bank, National Association is an active bank

<b>FDIC Certificate#:</b>	<b>18409</b>	<b>Established:</b>	January 1, 1852	<b>Corporate Website:</b>	<a href="http://www.tdbank.com">http://www.tdbank.com</a>
<b>Headquarters:</b>	2035 Limestone Road Wilmington, DE 19808 New Castle County	<b>Insured:</b>	July 1, 1961	<b>Consumer Assistance:</b>	<a href="http://www.helpwithmybank.gov">http://www.helpwithmybank.gov</a>
		<b>Bank Charter Class:</b>	National Bank	<b>Contact the FDIC about:</b>	TD Bank, National Association
		<b>Regulated By:</b>	Office of the Comptroller of the Currency		
<b>Locations:</b>	1278 domestic in 16 states, 0 in territories, and 1 in foreign locations				

Locations

History

Identifications

Financials

Other Names / Websites

Showing 1 to 25 of 1,279 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
452317	721	Cayman Islands Branch	68 Fort Street		Georgetown			Full Service Brick and Mortar Office	05/16/2006	
244481	414	Avon Branch	255 W Main Street	Hartford	Avon	CT	06001	Full Service Brick and Mortar Office	06/21/1975	02/14/2003
244487	420	Berlin, Ct Branch	1127 Farmington Avenue	Hartford	Berlin	CT	06037	Full Service Brick and Mortar Office	03/02/1998	02/14/2003
493795	1251	Branford Branch	1003 West Main Street	New Haven	Branford	CT	06405	Full Service Brick and Mortar Office	04/01/2009	
521856	1607	Old Town Road Branch	4865 Main Street	Fairfield	Bridgeport	CT	06606	Full Service Brick and Mortar Office	04/30/2011	
248012	618	Bridgeport-North End Branch	975 Madison Avenue	Fairfield	Bridgeport	CT	06606	Full Service Brick and Mortar Office	11/30/1967	01/31/2006
14894	633	Bridgeport-Lafayette Blvd Branch	1000 Lafayette Boulevard	Fairfield	Bridgeport	CT	06604	Full Service Brick and Mortar Office	04/23/1974	01/31/2006
259930	643	Bristol, Ct Branch	414 Broad Street	Hartford	Bristol	CT	06010	Full Service Brick and Mortar Office	06/30/1992	01/31/2006
243264	651	Highland-Cheshire Branch	595 Highland Avenue	New Haven	Cheshire	CT	06410	Full Service Brick and Mortar Office	12/15/1979	01/31/2006
249267	335	Colchester Branch	64 Norwich Avenue	New London	Colchester	CT	06415	Full Service Brick and Mortar Office	05/06/1972	01/01/2002
452198	1104	Darien Branch	55 Boston Post Road	Fairfield	Darien	CT	06820	Full Service Brick and Mortar Office	06/17/2006	05/31/2008
249266	334	East Hartford Branch	29 Main Street	Hartford	East Hartford	CT	06118	Full Service Brick and Mortar Office	04/18/1970	01/01/2002
248016	620	Fairfield-Post Road Branch	1643 Post Road	Fairfield	Fairfield	CT	06824	Full Service Brick and Mortar Office	01/30/1971	01/31/2006
444611	1060	Fairfield/Black Rock Trmpk Branch	1715 Black Rock	Fairfield	Fairfield	CT	06824	Full Service Brick and Mortar Office	08/20/2005	05/31/2008
363707	378	Glastonbury Main Street Drive-Thru Branch	105 Welles Street	Hartford	Glastonbury	CT	06033	Limited Service Facility Office	07/31/2001	
13501	333	Glastonbury-Main Street Branch	2461 Main Street	Hartford	Glastonbury	CT	06033	Full Service Brick and Mortar Office	09/19/1919	01/01/2002
493811	1267	Greenwich,ct Branch	235 Greenwich Ave	Fairfield	Greenwich	CT	06830	Full Service Brick and Mortar Office	12/13/2008	
13204	623	Hamden Central Branch	2992 Dixwell Avenue	New Haven	Hamden	CT	06518	Full Service Brick and Mortar Office	03/31/1965	01/31/2006
248135	626	Quinnipiac Branch	555 New Road	New Haven	Hamden	CT	06518	Limited Service Mobile Office	11/12/1975	01/31/2006
241867	659	Hartford Branch	203 Trumbull Street	Hartford	Hartford	CT	06103	Full Service Brick and Mortar Office	06/04/1984	01/31/2006



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  
POINTE SAVINGS BANK

### Filing Information

**Document Number** J01254  
**FE/EIN Number** 59-2488823  
**Date Filed** 02/25/1986  
**State** FL  
**Status** INACTIVE

### **Last Event**

CONVERSION  
**Event Date Filed** 11/10/1992  
**Event Effective Date** 10/01/1992

### Principal Address

6853 S.W. 18TH STREET  
BOCA RATON, FL 33433

### Mailing Address

6853 S.W. 18TH STREET  
BOCA RATON, FL 33433

### Registered Agent Name & Address

NONE

### Officer/Director Detail

#### **Name & Address**

Title D

BARNETT, STEPHEN H.  
6537 N.W. 13TH CT.  
PLANTATION, FL

Title D

Prepared by and return to:

Bertram A. Sapurstein, Esq.  
SAPURSTEIN & BLOCH, P.A.  
9700 S. Dixie Highway Suite #1000  
Miami, FL 33156  
305-670-9500  
File Number: ENB.530Santande

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## MORTGAGE DEED AND SECURITY AGREEMENT

THIS REAL ESTATE MORTGAGE DEED AND SECURITY AGREEMENT executed the 19th day of November, 2012, by 530 SANTANDER AVENUE, LLC, a Florida limited liability company, hereinafter called the "MORTGAGOR", to EXECUTIVE NATIONAL BANK, a National Banking Association, hereinafter called the "MORTGAGEE". (Wherever used herein, the terms "Mortgagor" and "Mortgagee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

A. MORTGAGOR is indebted to MORTGAGEE in the aggregate sum of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) Dollars, as evidenced by a certain Commercial Promissory Note dated November 19, 2012, executed by MORTGAGOR, and payable to the order of MORTGAGEE, which Note bears interest at the rate provided therein, said interest and principal being payable in the manner set forth in the Commercial Promissory Note.

B. The parties hereto wish to secure payment of the Commercial Promissory Note, with interest, and to secure the performance of the hereinafter covenants, agreements and conditions by the execution of this Mortgage Deed and Security Agreement.

### WITNESSETH:

That for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by MORTGAGOR, and to induce MORTGAGEE to make loans or advances to MORTGAGOR in the sum of Five Hundred Thousand and 00/100 Dollars (\$500,000.00), the said MORTGAGOR does grant, bargain, sell, alien, remise, release, convey and confirm unto the said MORTGAGEE, its successors, legal representatives or assigns in fee simple, all of the following lots, tracts, pieces and parcels of land, situated in Miami-Dade County, Florida, and more particularly described on Exhibit "A" attached hereto and made a part hereof ("hereinafter referred to as "Premises or Property").

TOGETHER WITH all the right, title and interest of the MORTGAGOR in and to any and all buildings, improvements and appurtenances now standing or at any time hereafter constructed or placed on said lands, or any part or parts thereof, including all partitions, screens, awnings, window shades, dynamos, motors, engines, elevators, call systems, fire apparatus, plumbing, ventilating, gas and electric light fixtures, machinery, appliances,

to protect the mortgaged property or its rents, income, issues, profits, or revenues, whether before or after maturity of the indebtedness hereby secured, or at the time of or after the institution of suit to collect such indebtedness, or to enforce this Mortgage Deed and Security Agreement, the MORTGAGEE shall, as a matter of strict right, and regardless of the value of the mortgage security for the amounts due hereunder or secured hereby, or of the solvency of any party bound for the payment of such indebtedness, have the right to the appointment, on ex parte application, and without notice to anyone, by any court having jurisdiction, of a Receiver to take charge of, manage, preserve, protect and operate said property, to collect the rents, issues, profits, income and revenues thereof, to make all necessary or needful repairs, and to pay all taxes and assessments against said property and insurance premiums for insurance thereof, and all other necessary or required expenses and after the payment of the expenses of the receivership and management of the property, to apply the net proceeds in reduction of the indebtedness hereby secured, or in such manner as the court shall direct. Such receivership shall, at the option of the MORTGAGEE, continue until full payment of all sums hereby secured, or until title to said property shall have passed by sale under this Mortgage Deed and Security Agreement.

17. This Mortgage Deed and Security Agreement secures payment and performance of all obligations of MORTGAGOR to MORTGAGEE, however or whenever created, including the Promissory Note executed by MORTGAGOR to MORTGAGEE. Any default, beyond any applicable grace period, in any of the terms and provisions of any Note or Loan Agreement shall constitute a default in this Mortgage Deed and Security Agreement, and entitle MORTGAGEE to all the rights and remedies provided herein.

18. Any notice, demand or communication required or permitted to be given hereunder shall be in writing, and shall be sufficiently given if delivered or sent by Registered or Certified Mail (and Air Mail, if the distance is in excess of 300 miles), Return Receipt Requested, postage prepaid, addressed as follows:

IF TO MORTGAGOR: 530 SANTANDER AVENUE, LLC  
ATTN: Brian Scott Lawrence  
4711 Alhambra Circle  
Coral Gables, FL 33134

IF TO MORTGAGEE: EXECUTIVE NATIONAL BANK, a National Banking Association  
Attn: CARLOS A. SAFIE, President and CEO  
9600 N. Kendall Drive  
Miami, Florida 33176

19. This Mortgage Deed and Security Agreement is executed primarily to secure the payment of the indebtedness of MORTGAGOR referred to herein. It is therefore agreed that notwithstanding the status of the Note which this Mortgage secures, and even if such Note be paid in full and the indebtedness satisfied, this Mortgage Deed and Security Agreement will not be satisfied of record and will remain a lien against the encumbered property for as long as MORTGAGOR is indebted to MORTGAGEE on any obligation, it being the intention of MORTGAGOR that this Mortgage Deed and Security Agreement be and continue as additional security and collateral to secure any and all indebtedness owed by it to



EXHIBIT "A"

LEGAL DESCRIPTION

Lots 5 and 6, Block 34, of BILTMORE SECTION OF CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida.

## Executive National Bank (FDIC # 20711)

Active Insured Since June 7, 1972

Data as of: August 9, 2017

**Executive National Bank** is an active bank

<b>FDIC Certificate#:</b>	<b>20711</b>	<b>Established:</b>	June 7, 1972	<b>Corporate Website:</b>	<a href="http://executivebank.com">http://executivebank.com</a>
<b>Headquarters:</b>	9600 North Kendall Drive Miami, FL 33176 Miami-Dade County	<b>Insured:</b>	June 7, 1972	<b>Consumer Assistance:</b>	<a href="http://www.helpwithmybank.gov">http://www.helpwithmybank.gov</a>
		<b>Bank Charter Class:</b>	National Bank		
		<b>Regulated By:</b>	Office of the Comptroller of the Currency	<b>Contact the FDIC about:</b>	Executive National Bank
<b>Locations:</b>	4 domestic in 1 states, 0 in territories, and 0 in foreign locations				

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

Showing 1 to 4 of 4 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
476639	6	Aventura Branch	20900 Ne 30th Avenue	Miami-Dade	Aventura	FL	33180	Full Service Brick and Mortar Office	04/21/2008	
14302		Executive National Bank	9600 North Kendall Drive	Miami-Dade	Miami	FL	33176	Full Service Brick and Mortar Office	06/07/1972	
251587	2	Tamiami Branch	13354 Southwest 128th Street	Miami-Dade	Miami	FL	33186	Full Service Brick and Mortar Office	02/22/1988	
251589	4	South Miami Banking Center Branch	6193 Sunset Drive	Miami-Dade	Miami	FL	33143	Full Service Brick and Mortar Office	10/07/1996	