



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/31/2016

Property Information	
Folio:	03-4117-008-5150
Property Address:	624 SANTANDER AVE Coral Gables, FL 33134-6589
Owner	BIGS PARTNERS LLC C/O RIVERGATE MANAGEMENT
Mailing Address	49 N FEDERAL HWY #145 POMPANO BEACH, FL 33062 USA
Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	16 / 16 / 0
Floors	2
Living Units	16
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	12 826 Sq Ft
Lot Size	10,000 Sq Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$700,000	\$650,000	\$450,000
Building Value	\$7,703	\$0	\$620,000
XF Value	\$0	\$0	\$0
Market Value	\$707,703	\$650,000	\$1,070,000
Assessed Value	\$707,703	\$650,000	\$1,070,000

Benefits Information				
Benefit	Type	2016	2015	2014
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 3 & 4 BLK 33
LOT SIZE 100.000 X 100
OR 17419-3576 1096 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$707,703	\$650,000	\$1,070,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$707,703	\$650,000	\$1,070,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$707,703	\$650,000	\$1,070,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$707,703	\$650,000	\$1,070,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/13/2013	\$4,900,000	28920-1781	Trustees in bankruptcy, executors or guardians
03/01/2008	\$1,825,000	26304-4411	Sales which are qualified
10/01/1996	\$700,000	17419-3576	Sales which are qualified
06/01/1980	\$243,700	10775-2131	Other disqualified

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



624 Santander Ave

service list – 624 Santander Avenue

<p><u>Owner</u> Bigs Partners LLC c/o Rivergate Management 2801 SW 31st Avenue, Suite 2-B Coconut Grove, FL 33133-3540</p> <p>Return receipt number:</p>	<p><u>Owner</u> Bigs Partners LLC 5 Fieldstone Court New City, NY 10956-6859</p> <p>Return receipt number:</p>
<p><u>Owner (Registered Agent)</u> Bigs Partners LLC c/o Gregory Tagaris Registered Agent 4701 N. Federal Highway Suite 319 Pompano Beach, FL 33064-6562</p> <p>Return receipt number:</p>	<p><u>Contractor (Registered Agent)</u> Descon Group, Inc. c/o Paul R. Tunney Registered Agent 2700 S Oakland Forest Dr. Suite 402 Ft. Lauderdale, FL 33309-5641</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-14-05-3897	05/27/2014	624 SANTANDER AVE	BOA PRELIMINARY/MED BONUS/FINAL	**COMMERCIAL** REV PER PERF DATE (11/04/2016) REV#5 (AS-BUILTS) REV (PERF DATE 4.18.16) *FINAL FOR INTERIOR EXTERIOR RENOVATIONS **NO FB** POSTED 5.29.2014 \$175,000 **624 AND 628 BUILDINGS** \$175000	issued	05/29/2014		0.00
AB-14-11-4388	11/18/2014	624 SANTANDER AVE	BOA COMPLETE (LESS THAN \$75,000)	**COM** SIGN / BANNER (SPECIALIZED CONSTRUCTION) \$80	issued	11/18/2014		0.00
BL-14-06-3708	06/23/2014	624 SANTANDER AVE	INT / EXT ALTERATIONS	CHANGE OF CONTRACTOR TO BL-15-11-6182 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000 **SHOP DRAWINGS FOR WINDOWS AND DOORS SEPARATE SUBMITTAL**	canceled	09/12/2014	11/23/2015	0.00
BL-14-11-4424	11/19/2014	624 SANTANDER AVE	SIGNS	**COM**(1) TEMPORARY SIGN IN SINGLE-FAMILY, MULTI-FAMILY 1, AND MULTI-FAMILY 2 DISTRICTS (SPECIALIZED CONSTRUCTION) \$80	pending			0.00
BL-15-06-4793	06/08/2015	624 SANTANDER AVE	ROOF / LIGHT WEIGHT CONC	ROOF REPAIRS TO COATING ONLY & NEW HATCH INSTALLATION \$45,450	stop work	08/04/2015		0.00
BL-15-11-6182	11/23/2015	624 SANTANDER AVE	BLDG PERMIT CHANGE OF CONTRACTOR	*** PRIVATE PROVIDER - INSPECTIONS ONLY (JEM) **** CHANGE OF	issued	11/30/2015		0.00

CITY'S

EXHIBIT 2

Case No.	Issue Date	Address	Code	Description	Status	Start Date	End Date	Amount
CE-09-03-2546	03/24/2009	624 SANTANDER AVE	CODE ENF WARNING PROCESS	CONTRACTOR FROM BL-14-06-3708 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000 WT1228 54-153 AND 54-154 CITY CODE (DAY AND DOP) RESPECTIVELY--- TRASH-BUCKET AND DEBRIS DUMPED ON SWALE AROUND CORNER ON CARDENA	final	03/24/2009	03/24/2009	0.00
CE-10-05-3369	05/04/2010	624 SANTANDER AVE	CODE ENF WARNING PROCESS	WT5753 54-29 CITY CODE (TRA) BOXES AND DEBRIS IN FRONT OF BUILDING	final	05/04/2010	05/04/2010	0.00
CE-13-10-0629	10/10/2013	624 SANTANDER AVE	CODE ENF LIEN SEARCH	RAPID LIEN SEARCH	final	10/18/2013	10/18/2013	0.00
CE-14-06-2154	06/03/2014	624 SANTANDER AVE	CODE ENF WARNING PROCESS	WT11266 54-29 CITY CODE (TRA) TRASH AND DEBRIS ALL OVER PROPERTY	final	06/03/2014	06/03/2014	0.00
CE-14-06-2830	06/04/2014	624 SANTANDER AVE	CODE ENF WARNING PROCESS	WT11266 FOLLOW-UP, NO VIOLATION	final	06/12/2014	06/12/2014	0.00
CE-14-09-3587	09/30/2014	624 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T55593 (ORW) 62-133 CITY CODE OBSTRUCTION ON RIGHT OF WAY. IE. LOPEFRA GREEN DUMPSTER	pending			608.75
CE-15-07-5612	07/22/2015	624 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GovQA Ticket - CE259193/T56128	final	07/30/2015	07/30/2015	0.00
CE-16-11-6684	11/04/2016	624 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE264505 / t55909	final	11/18/2016	11/18/2016	0.00
EL-14-06-3830	06/24/2014	624 SANTANDER AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	200 LIGHT SOCKETS; 400 ROUGH IN OUTLETS; 80 COMMERCIAL OUTLETS; 32 TONS A/C; 1200 AMP SERVICE; 1600 SUBFEEDS AND 1600 SWITCHBOARDS TEMP FOR CONSTRUCTION 60 AMPS	issued	11/06/2014		0.00
EL-15-01-0714	01/20/2015	624 SANTANDER AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMP FOR CONSTRUCTION	final	01/20/2015	01/20/2015	0.00
EL-16-03-7124	03/31/2016	624 SANTANDER AVE	ELEC LOW VOLTAGE SYSTEM	LOW VOLT FOR FIRE ALARM	issued	05/11/2016		0.00
FD-16-03-7061	03/30/2016	624 SANTANDER AVE	FIRE ALARM SYSTEM	NEW FIRE ALARM (624 AND 628 BUILDINGS)	issued	05/11/2016		0.00

ME-14-08-3358	08/21/2014	624 SANTANDER AVE	MECH COMMERCIAL / RESIDENTIAL WORK	Install 32 tons of a/c , ductwork , 16 fans 16 condensate , 16 hoods , to apartments/	issued	05/19/2016		0.00
PL-14-08-3024	08/18/2014	624 SANTANDER AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR RENOVATIONS (624 AND 628 BUILDINGS)	issued	02/02/2016		0.00
PU-13-10-0909	10/15/2013	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 16.90B	final	10/16/2013	10/16/2013	0.00
PU-15-07-4359	07/01/2015	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQ CERT COPY OF BL14063708	final	07/01/2015	07/01/2015	0.00
PU-16-09-6608	09/28/2016	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQUEST FOR COPY OF CERTIFIED SET OF LOST PLANS (17 PAGES) *** PRIVATE PROVIDER - INSPECTIONS ONLY (JEM) **** CHANGE OF CONTRACTOR FROM BL-14-06- 3708 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000	final	09/30/2016	09/30/2016	0.00
PU-16-10-6065	10/04/2016	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQUEST FOR DUPLICATE SET OF CERTIFIED LOST PLANS RV16046599 19 PAGES *** PRIVATE PROVIDER - INSPECTIONS ONLY (JEM) **** CHANGE OF CONTRACTOR FROM BL-14-06- 3708 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000	pending			17.10
PW-10-01-3910	01/29/2010	624 SANTANDER AVE	SEWER PERMIT- WATER LINES BY PRIVATE CONTRACTORS	REPAIR SEWER AT SIDEWALK NO CHARGE PERMIT AS PER RICK KERRICK	final	01/29/2010	02/12/2010	0.00
PW-14-10-3820	10/27/2014	624 SANTANDER AVE	OBSTRUCTION OF ROW W/DUMPTRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TRUCK	final	10/27/2014	10/30/2014	0.00
PW-14-10-4198	10/30/2014	624 SANTANDER AVE	OBSTRUCTION OF ROW W/DUMPTRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TRUCK RENEWAL OF PW14103820	final	10/30/2014	11/20/2014	0.00
PW-14-11-3896	11/10/2014	624 SANTANDER AVE	OBSTRUCTION OF ROW W/DUMPTRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TRUCK RENEWAL OF PW14104198	final	11/10/2014	11/20/2014	0.00

PW-14-11-4499	11/20/2014	624 SANTANDER AVE	OBSTRUCTION OF ROW W/DUMPTRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TRUCK RENEWAL OF PW14113896	final	11/20/2014	01/02/2015	0.00
PW-15-04-4575	04/14/2015	624 SANTANDER AVE	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF SIDEWALK AND SWALE NOV MID BLOCK CROSSWALK ALLOWED. MAINTAIN CROSSWALK AT INTERSECTION.	issued	04/14/2015		0.00
PW-15-07-4519	07/06/2015	624 SANTANDER AVE	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF SIDEWALK AND SWALE NOV MID BLOCK CROSSWALK ALLOWED. MAINTAIN CROSSWALK AT INTERSECTION. RENEWAL OF PW15044575	issued	07/06/2015		0.00
PW-15-07-4520	07/06/2015	624 SANTANDER AVE	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF SIDEWALK AND SWALE NOV MID BLOCK CROSSWALK ALLOWED. MAINTAIN CROSSWALK AT INTERSECTION. RENEWAL OF PW15074519	issued	07/06/2015		0.00
RC-16-11-6643	11/04/2016	624 SANTANDER AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5530 UNSAFE STRUCTURES FEE	approved			980.63
RV-16-04-6599	04/18/2016	624 SANTANDER AVE	REVISION TO PERMIT	REVISION- ARCHITECTURAL, MECHANICAL, ELECTRICAL, & PLUMBING PAGES	approved			1023.40
RV-16-06-7299	06/17/2016	624 SANTANDER AVE	REVISION TO PERMIT	REVISION (CHANGE OF NOA)	approved			68.25
SD-16-01-2710	01/26/2016	624 SANTANDER AVE	SHOP DRAWINGS	SHOP DRAWING WINDOWS	final	02/22/2016	02/22/2016	0.00
ZN-11-01-5371	01/24/2011	624 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN ONLY \$300	final	01/24/2011	06/21/2011	0.00
ZN-14-10-1995	10/02/2014	624 SANTANDER AVE	DUMPSTER / CONTAINER	DUMPSTER	final	10/02/2014	10/02/2014	0.00
ZN-15-01-0785	01/21/2015	624 SANTANDER AVE	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	TEMPORARY CONSTRUCTION FENCE	issued	01/26/2015		0.00
ZN-15-01-0788	01/21/2015	624 SANTANDER AVE	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE		canceled		01/21/2015	0.00
ZN-15-03-3876	03/04/2015	624 SANTANDER AVE	DUMPSTER / CONTAINER	DUMPSTER	final	03/11/2015	03/11/2015	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:	624-28 Santander Ave. Apartments - 16 units	Inspection Date:	8/23/2016
Address:	624 Santander Avenue	InspectionType:	Reinspection
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

FL NFPA 01 13
Floor 1

Building Address

10.12.1.2 Failure to have proper address numbers as per NFPA 1

OK Violation cleared on 8/23/2016

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Company Representative:

SIGNATURE - COPIED SIGNATURE
 No Signature
 57327
 8/23/2016 10:55:11 AM
 Signature valid only in mobile-eye documents

No Signature
8/23/2016

CITY'S

EXHIBIT

3



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 3932 7338 2649

BIGS PARTNERS LLC
C O GREGORY TAGARIS
4701 FEDERAL HWY #319
POMPANO BEACH FL 33064

RE: 624 SANFANDER AVE, CORAL GABLES, FL
FOLIO # 03-4117-008-5150
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 1926.

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 Composite

EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5530

vs.

BIGS PARTNERS LLC
c/o Rivergate Management
2801 S.W. 31st Avenue, Suite 2-B
Coconut Grove, Florida 33133-3540

Return receipt number:

91 7108 2133 3932 7093 3912

Respondent.

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

Date: November 28, 2016

Re: **624 Santander Avenue**, Coral Gables, Florida 33134-6589 and legally described as Lots 3 & 4, Block 33, 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 03-4117-008-5150 ("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 December 12, 2016, 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:

Bigs Partner LLC, 5 Fieldstone Court, New City, NY 10956-6859

Bigs Partner LLC, c/o Gregory Tagaris, 4701 N. Federal Highway, Suite 319, Pompano Beach, FL 33064-6562

Descon Group, Inc., c/o Paul R. Tunney, 2700 S. Oakland Forest Drive, Suite 402, Ft. Lauderdale, FL 33309-5641



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5530

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 624 Santander Avenue, ON 11-28-16
AT 9:15am.

JOSE PAZ
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 28th day of November, in
the year 20 16, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

624 Santander Avenue





Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
BIGS PARTNERS LLC

Filing Information

Document Number	L12000036692
FEI/EIN Number	45-5309987
Date Filed	03/15/2012
State	FL
Status	ACTIVE

Principal Address

4701 N. Federal Highway
Suite 319
POMPANO BEACH, FL 33064

Changed: 01/14/2015

Mailing Address

5 Fieldstone Court
New City, NY 10956

Changed: 03/19/2014

Registered Agent Name & Address

Tagaris, Gregory
4701 N. Federal Highway
Suite 319
Pompano Beach, FL 33064

Name Changed: 01/14/2015

Address Changed: 01/14/2015

Authorized Person(s) Detail

Name & Address

TITLE MGRM

OLIVEIRA, STEVEN M
18 FIELDSTONE COURT
NEW CITY, NY 10956

Title MGRM

TAGARIS, GREGORY
5 FIELDSTONE CT
NEW CITY, NY 10956

Annual Reports

Report Year	Filed Date
2014	03/19/2014
2015	01/14/2015
2016	07/07/2016

Document Images

07/07/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
03/15/2012 -- Florida Limited Liability	View image in PDF format



CFN 2013R0919687
 OR Bk 28920 Pgs 1781 - 1782; (2pgs)
 RECORDED 11/20/2013 13:56:24
 DEED DOC TAX 29,400.00
 SURTAX 22,050.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:
 Thomas J. Matkov, Esq.
 DUNWODY WHITE & LANDON, P.A.
 550 Biltmore Way, Suite 810
 Coral Gables, FL 33134

Folio Numbers: 03-4108-009-3330
 03-4108-009-0830
 03-4108-009-2610
 03-4117-008-5150

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made and entered into this 13th day of November, 2013, by BETTY RUPAINIS (a/k/a Betty Milo Rupainis) as Personal Representative of the Estate of Vincent Eugene Milio, deceased, whose post office address 1645 Jasmine Street, Denver, CO 80220 ("Grantor") to BIGS PARTNERS LLC, a Florida limited liability company, whose post office address is Bigs Partners, LLC, c/o Rivergate Management, 2801 SW 31st Avenue, Suite 2-B, Coconut Grove, FL 33133 ("Grantee").

WITNESSETH:

THAT 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 Grantee, its successors and assigns, all that certain land situate in Miami-Dade County, Florida, and as described as follows:

Parcel 1: Lot 4, Block 28, Revised Plat of Coral Gables, Douglas Section, according to the plat thereof as recorded in Plat Book 25, Page(s) 69, of the Public Records of Miami-Dade County, Florida.

Parcel 2: Lots 3 and 4, Block 33, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20, Page(s) 28, of the Public Records of Miami-Dade County, Florida.

Parcel 3: The West 1/2 of Lot 14, and all of Lot 15, Block 32, Revised Plat of Coral Gables Douglas Section, according to the plat thereof as recorded in Plat Book 25, Page(s) 69, of the Public Records of Miami-Dade County, Florida.

Parcel 4: Lots 5 and 6, Block 11, Revised Plat of Coral Gables Douglas Section, according to the plat thereof as recorded in Plat Book 25, Page(s) 69, of the Public Records of Miami-Dade County, Florida.



CFN 2015R0319723
OR BK 29621 Pgs 3695-3697 (3Pgs)
RECORDED 05/19/2015 11:07:17
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

NOTICE OF LIEN
CITY OF CORAL GABLES
CORAL GABLES, FLORIDA

CITY OF CORAL GABLES

TICKET # T55593/CE 14-09-3587
Address: 624 Santander Avenue

VS.

Bigs Partners LLC
c/o Rivergate Management
2801 SW 31 Avenue – Ste. 2-B
Coconut Grove, FL 33133

Pursuant to Section 101-187 of the City of Coral Gables Code of Ordinances, notice is hereby given that Uniform Civil Violation Notice Ticket # T55593/CE 14-09-3587, issued by Cristina Perez-Thayer, Code Enforcement Officer for the City of Coral Gables, alleging a violation of Section 62-133 of the City of Coral Gables Zoning Code, remains unpaid. Notice is hereby given to all prospective purchasers, assigns, etc, that there has been assessed, against the below described property and person/business named above, civil penalties, administrative fees, and recording costs in the amount of \$608.75, which remain unpaid.

By virtue of the above, this amount constitutes a lien in favor of the City of Coral Gables, upon the title to and interest in, whether legal or equitable, the property described below. Said lien shall be prior in dignity to all other liens, except taxes and liens of equal dignity. The City of Coral Gables may foreclose or otherwise execute on the lien as provided for by law.

The Claim of Lien is recorded against the following property:

Lots 3 & 4; Block 33; Coral Gables Biltmore Sec; recorded in Plat Book 20; Page 28 of the Public Records of Miami-Dade County, Florida.

DATED THIS 6th DAY OF MAY, 2015.

By: Ivonne Cutie
IVONNE CUTIE
Code Enforcement

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

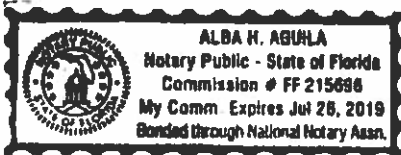
BEFORE ME, The undersigned authority personally appeared Ivonne Cutie, who after being dully sworn under oath deposes and states that she is a Clerk for the City of Coral Gables and has executed the foregoing Notice of Lien.

Sworn to or affirmed, and subscribed before me this 6th day of May in the year 2015, by Ivonne Cutie who is personally known to me or has produced _____ as identification.

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



YANERIS FIGUEROA, ASSISTANT CITY ATTORNEY

OR BK 29621 PG 3697
LAST PAGE

CITY OF CORAL GABLES, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

ORW

NO. T 55593
CE-14-09-3587

DATE ISSUED: 9/30/14 TIME: 2:35pm CODE INSPECTOR: CPT DEPT/DIV: CE I.D. NO: 10481
NAME OF VIOLATOR(S): Bigs Partners LLC, c/o Rivergate Management
2801 SW 31st Ave., Ste 2-B
Coconut Grove, FL 33133
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)

DRIVER'S LICENSE #
MAKE MODEL COLOR TAG STATE

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE
9/30/14 AT 2:35 AM/PM A VIOLATION OF SECTION
62-133 OF THE
City Code WAS OBSERVED

TO WIT: (DESCRIPTION OF VIOLATION) obstruction on
right of way ie. Lopefra green
dumpster

AT 624 Santander Ave., Coral Gables, FL
LOCATION OF VIOLATION 33134

YOU SHALL PAY THE CIVIL PENALTY OF \$ 500.00 PLEASE CORRECT THE VIOLATION ON
OR BEFORE 9/30/14 YOU MAY REQUEST AN
ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE
CODE OFFICER ON OR
BEFORE 10/20/14
(See Instructions On Reverse Side)

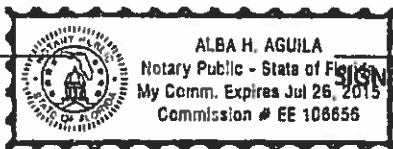
FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR
ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR
RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION.
EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT
TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF
ADDITIONAL CIVIL VIOLATION NOTICE.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE I UNDERSTAND THAT ACCEPTANCE
OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

POSTED 9/30/14
VIOLATOR Perez-Thayer DATE 9/30/14
CODE ENFORCEMENT OFFICER 314 No-7201 DATE 9/30/14
SERVICE PERSON MAIL X POSTING X

State of Florida, County of Dade
THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF October 2014
BY Cristina Perez-Thayer WHOM IS PERSONALLY KNOWN TO ME AND TO BE A MEMBER OF THE Code Enforcement Board

Alba H. Aguila
PRINT NAME
NOTARY PUBLIC
MY COMMISSION EXPIRES



Signature of Notary Public

City of Coral Gables Uniform Civil Violation Notice Affidavit of Posting Code Enforcement Division

Ticket #: T55593

Cristina Perez-Thayer

DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED CITATION
WAS PERSONALLY POSTED, BY ME,
AT THE ADDRESS OF

624 Santander Ave.

IN COMPLIANCE WITH SECTION
101-183 OF THE CORAL GABLES
CODE OF ORDINANCES, ON

9/30/14 AT 8:57 pm

Signature of Officer
SIGNATURE OF OFFICER

91 7108 2133 3932 5929 2191

91 7108 2133 3932 5929 2207

91 STATE OF FLORIDA COURT OF CLERKS OF THE COUNTY OF MIAMI 9108 2133 3932 5929 2214

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

Signature of Clerk
Clerk of the Code Enforcement Board



CFN 2015R0754874
 OR BK 29869 Pgs 32-33 (2Pgs)
 RECORDED 11/30/2015 10:28:49
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

DOCUMENT COVER PAGE

For those documents not providing the required 3 x 3 inch space on the first page, this cover page must be attached.

It must describe the document in sufficient detail to prohibit its transference to another document.

An additional recording fee for this page must be remitted.

(Space above this line reserved for recording office use)

Document Title: Notice of Commencement
 (Mortgage, Deed, Construction Lien, Etc.)

Executing Party: _____

Legal Description: _____
 (If Applicable)

 As more fully described in above described document.

Return Document To / Prepared By:

(Relevant excerpts)
 Rule 2.520 (d) On all . . . documents prepared which are to be recorded in the public records of any county . . . a 3-inch by 3-inch space at the top right-hand corner on the first page and a 1-inch by 3-inch space at the top right-hand corner on each subsequent pages shall be left blank and reserved for use by the clerk of court.
 F.S. 695.26 Requirements for recording instruments affecting real property—
 (1) No instrument by which the title to real property or any interest therein is conveyed, assigned, encumbered, or otherwise disposed of shall be recorded by the clerk of the circuit court unless:
 (c) A 3-inch by 3-inch space at the top right-hand corner on the first page and a 1-inch by 3-inch space at the top right-hand corner on each subsequent page are reserved for use by the clerk of the court...

NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION

PERMIT NO. BL14063708 TAX FOLIO NO. _____

STATE OF FLORIDA
COUNTY OF DADE

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Legal description of property and street address: 624 Santander Ave
Coral Gables, FL 33134

2. Description of improvement: Interior + Exterior renovation

3. Owner (s) name and address: Bigs Partners LLC
4701 N. Federal Hwy. Ste 319 Pompano Beach, FL 33064

Interest in property: owner

Name and address of fee simple titleholder: N/A

4. Contractor's name and address: DESLOAN GROUP INC
2700 S. Oakland Forest Dr #402 Ft. Lauderdale, FL 33309

5. Surety: (Payment bond required by owner from contractor, if any)

Name and address: N/A

Amount of bond: \$ N/A

6. Lender's name and address: N/A

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13

(1) (a) 7., Florida Statutes: N/A

Name and address: N/A

8. In addition to himself, Owner designates the following person (s) to receive a copy of the Lienor's Notice as provided in Section 713.13 (1)

(b) 7., Florida Statutes: N/A

Name and address: N/A

9. Expiration date of this Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified)

[Signature] (Managing Partner)
Signature of Owner GREGORY TAGARIS

STATE OF FLORIDA NY)
COUNTY OF MEAMI-DADE) ROCKLAND
Sworn to or affirmed and subscribed before me this 23 day of Nov in the year 2017
by GREGORY TAGARIS who has taken an oath and is personally known to me or has produced DR LICENSE as identification.
DAVID DIAZ
Notary Public, State of New York
No. 01DI5073964
My Commission Expires: March 10, 2019
David Diaz
Notary Public
Qualified in Rockland County
Commission Expires March 10, 2019

Prepared by: Paul Tunney

Address: 2700 S Oakland Forest Dr 402
Ft. Lauderdale, FL 33309

Form 104



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
DESCON GROUP, INC.

Filing Information

Document Number	P04000151115
FEI/EIN Number	20-1881403
Date Filed	11/01/2004
State	FL
Status	ACTIVE

Principal Address

2700 S OAKLAND FOREST DR #402
FT LAUDERDALE, FL 33309

Mailing Address

2700 S OAKLAND FOREST DR #402
FT LAUDERDALE, FL 33309

Registered Agent Name & Address

TUNNEY, PAUL R
2700 S OAKLAND FOREST DR #402
FT LAUDERDALE, FL 33309

Officer/Director Detail

Name & Address

Title V, Treasurer

TUNNEY, PAUL R
2700 S OAKLAND FOREST DR #402
FT LAUDERDALE, FL 33309

Title P

TUNNEY, INES E
2700 S OAKLAND FOREST DR #402
FT LAUDERDALE, FL 33309

FT LAUDERDALE, FL 33309

Annual Reports

Report Year	Filed Date
2014	04/19/2014
2015	04/12/2015
2016	04/03/2016

Document Images

04/03/2016 -- ANNUAL REPORT	View image in PDF format
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