



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/31/2016

Property Information	
Folio:	03-4108-009-3770
Property Address:	102 MENORES AVE Coral Gables, FL 33134-4025
Owner	ALFREDO MURCIANO
Mailing Address	330 CASUARINA CONCOURSE MIAMI, FL 33143
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 12 / 0
Floors	2
Living Units	12
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	5,410 Sq Ft
Lot Size	5,500 Sq Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$385,000	\$357,500	\$275,000
Building Value	\$725,000	\$732,500	\$755,000
XF Value	\$0	\$0	\$0
Market Value	\$1,110,000	\$1,090,000	\$1,030,000
Assessed Value	\$681,574	\$619,613	\$563,285

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$428,426	\$470,387	\$466,715

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

Short Legal Description
8 54 41 CORAL GABLES DOUGLAS SEC PB 25-69 LOT 11 BLK 36 LOT SIZE 50.000 X 110 OR 17375-3320 0996 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$681,574	\$619,613	\$563,285
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,110,000	\$1,090,000	\$1,030,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$681,574	\$619,613	\$563,285
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$681,574	\$619,613	\$563,285

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/1996	\$490,000	17375-3320	Sales which are qualified
04/01/1996	\$420,000	17172-1436	Sales which are qualified
07/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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

Version:

EXHIBIT 1



102 Menores Ave

service list – 102 Menores Avenue

<p><u>Owner</u> Alfredo Murciano 485 Leucadendra Drive Coconut Grove, FL 33156-2367</p> <p>Return receipt number:</p>	<p><u>Owner</u> Alfredo Murciano 330 Casuarina Concourse Miami, FL 33143-6508</p> <p>Return receipt number:</p>
<p><u>First Mortgagee</u> JPMorgan Chase Bank, N.A. 1111 Polaris Parkway Delaware, OH 43240-2031</p> <p>Return receipt number:</p>	<p><u>Second Mortgagee</u> Edith R. Anderson, Trustee 1704 Cornett Place Kissimmee, FL 34741-2005</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-08-06-0320	06/04/2008	102 MENORES AVE	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL EXT DEMOLITION OF BACKYARD SHED & REPLACE GAS WATER HEATER	final	06/04/2008	11/20/2008	0.00
BL-08-06-0491	06/06/2008	102 MENORES AVE	MISCELLANEOUS WORK	EXT DEMOLITION OF BACKYARD SHED & REPLACE GAS WATER HEATER \$4,000	final	09/26/2008	11/20/2008	0.00
CE-08-05-1173	05/08/2008	102 MENORES AVE	CODE ENF WARNING PROCESS	WT79615 SEC 5-1404 ZC (PAK) PARKING OF VEHICLES ON LAWN OR OTHER UNAPPROVED SURFACE. ie Kia Sportage FI Tag V775ZA	pending	05/08/2008		0.00
CE-09-08-2244	08/14/2009	102 MENORES AVE	CODE ENF WARNING PROCESS	WT79082 SEC54-29 CC (TRA) TRASH EXIST ON PROPERTY. ie WOOD BOARDS, DRAWERS, ETC...	pending	08/14/2009		0.00
CE-10-06-5178	06/28/2010	102 MENORES AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37661 SEC 54-29 CC (TRA) MAINTAINING TRASH & DEBRIS ON PROPERTY. TRASH MUST BE STORED IN PROPERLY SECURED CANS. PREVIOUS CITATION ISSUED 8/09.	final	06/28/2010	07/14/2010	0.00
CE-10-06-5179	06/28/2010	102 MENORES AVE	CODE ENF WARNING PROCESS	WT6257 SEC 54-150 CC TRASH CONTAINERS MUST HAVE SECURE FITTED LIDS.	final	06/28/2010	06/28/2010	0.00

CITY'S

EXHIBIT

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CE-10-07-3730	07/01/2010	102 MENORES AVE	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T37665 SEC 54-29 CC (TRA) MUST REMOVE TRASH & DEBRIS FROM PROPERTY. PREVIOUSLY CITED 8/09 & 6/28/10	pending	07/01/2010		0.00
CE-10-07-3731	07/01/2010	102 MENORES AVE	CODE ENF WARNING PROCESS	WT6269 SEC 54-153 CC (DAY) TRASH ON SWALE DAY BEFORE SCHEDULED P/U PRIOR TO 6:00 PM (1:36 PM)	pending	07/01/2010		0.00
CE-10-10-4720	10/12/2010	102 MENORES AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37119 SEC 54-150 CC (SML) ALL TRASH CANS MUST HAVE SECURED LIDS. PREVIOUSLY CITED 6/28/10.	final	10/12/2010	10/27/2010	0.00
CE-11-05-5317	05/02/2011	102 MENORES AVE	CODE ENF BOARD/MITIGATION	CASE #10580 - PAYING MITIGATION FEE	final	05/02/2011	05/06/2011	0.00
CE-11-06-6060	06/08/2011	102 MENORES AVE	CODE ENF BOARD/MITIGATION	CASE #10580 PAYING MITIGATED AMOUNT OF \$4,500	issued	06/08/2011		0.00
CE-14-01-2047	01/11/2014	102 MENORES AVE	CODE ENF WARNING PROCESS	WT10759 SEC CH 54-29 (TRA) CC TRASH & DEBRIS AT REAR OF PROPERTY SURROUNDING TRASH CONTAINERS I.E. BOTTLES, PAPER, ETC.	final	01/11/2014	01/11/2014	0.00
CE-14-09-2624	09/16/2014	102 MENORES AVE	CODE ENF WARNING PROCESS	POSTED TRASH INFO LETTER	final	09/16/2014	09/16/2014	0.00
EL-08-10-0745	10/14/2008	102 MENORES AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL EQUIPMENT OUTLET FOR THE EXT DEMOLITION OF BACKYARD SHED & REPLACE GAS WATER HEATER	final	10/16/2008	11/05/2008	0.00
HI-15-04-5629	04/30/2015	102 MENORES AVE	LETTER OF HISTORIC SIGNIFICANCE		final	04/30/2015	04/30/2015	0.00
PL-08-10-1611	10/24/2008	102 MENORES AVE	PLUMB GAS - APPLIANCE / PIPING / TANK	INSTALL GAS APPLIANCE, GAS PIPING & WATER HEATER FOR THE EXT DEMOLITION OF BACKYARD SHED & REPLACE GAS WATER HEATER	final	10/24/2008	11/04/2008	0.00
PU-11-05-5375	05/03/2011	102 MENORES	PUBLIC RECORDS SEARCH	PUBLIC RECORDS	final	05/05/2011	05/05/2011	0.00

		AVE		REQUEST: 102 MENORES AVE. *** (ANDREW B BOESE) ****PUBLIC RECORDS REQUEST 55- COPIES)		
RC-16-11-6640	11/04/2016	102 MENORES AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5527 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 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:	102 Menores Ave. Apartments - 12 units	Inspection Date:	7/18/2016
Address:	102 Menores Avenue	InspectionType:	Reinspection
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

FL NFPA 101 13
Floor 1

Fire extinguishers

9.7.4.1 Excerpt: Where required by the provisions of another section of...

OK Violation cleared on 7/18/2016


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 valid only in mobile-eyes documents
 7/18/2016 11:49:31 AM

No Signature
7/18/2016

CITY'S

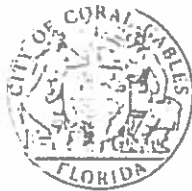
EXHIBIT

3

IGNATURE - COPIED SIGNATURE
COPIED SIGNATURE - COPIED SI
Leonard Veight
RE COPIED SIGNATURE COPIE
COPIED SIGNATURE - COPIED S
55676
- COPIED SIGNATURE - COPIED
7/18/2016 11:49:31 AM
Signature valid only in mobile-eyes documents

Inspector:

Leonard Veight
7/18/2016



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3931 9002 6619

ALFREDO MURCIANO
330 CASUARINA CONCOURSE
MIAMI, FL 33143

RE: 102 MENORIS AVE, CORAL GABLES, FL
FOLIO # 03-4108-009-3770
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. 16-5527

vs.

ALFREDO MURCIANO
485 Leucadendra Drive
Coconut Grove, Florida 33156-2367

Return receipt number:

91 7108 2133 3932 7093 3981

Respondent.

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

Date: November 28, 2016

Re: **102 Menores Avenue**, Coral Gables, Florida 33134-4025 and legally described as Lot 11, Block 36, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-3770 ("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 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.

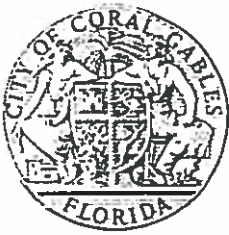
Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record 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:

Alfredo Murciano, 330 Casuarina Concourse, Miami, FL 33143-6508
JP Morgan Chase Bank, N.A., 1111 Polaris Parkway, Delaware, OH 43240-2031
Edith R. Anderson, Trustee, 1704 Cornett Place, Kissimmee, FL 34741-2005



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5527

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 102 Menores Avenue ON 11-28-16
AT 9:10 AM.

JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of November, in
the year 2016, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

102 Menores Avenue



OFF. REC. 1737513320

RECORD AND RETURN TO:
ALBERTO N. TRELLES, ESQ.
815 PONCE DE LEON BLVD
CORAL GABLES, FLORIDA 33134

96R448977 1996 OCT 03 09:03

Parcel ID Number: 03-4108-009-3770
Grantee #1 TIN: 261-59-1298

00CSTFDEE 2,940.00 SURTX 2,205.00
00CSTP-RTG 1,365.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

Warranty Deed

This Indenture, Made this 27th day of September, 1996 A.D., Between
CRAIG JOHNSON, a single man, and MARGARITA PRIETO, a single woman,

of the County of Dade, State of Florida, grantors, and
ALFREDO MURCIANO, a single man,

whose address is: 485 Leucadendra Drive, Coconut Grove, Florida 33134

of the County of Dade, State of Florida, grantee.

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

Lot 11, Block 36, CORAL GABLES, DOUGLAS SECTION, according to
the Plat thereof, as recorded in Plat Book 25, at Page 69, of
the Public Records of Dade County, Florida.

Subject to restrictions, reservations and easements of record,
if any, and taxes subsequent to 1995.

REC-1737513320 OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
REGULARLY VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in our presence:

STEPHEN A. WAYNER
Witness as to Both

Printed Name: PATT J. DESJNE
Witness as to Both

CRAIG JOHNSON (Seal)
P.O. Address 140 S.W. 23rd Road, Miami, FL 33129

MARGARITA PRIETO (Seal)
P.O. Address 140 S.W. 23rd Road, Miami, FL 33129

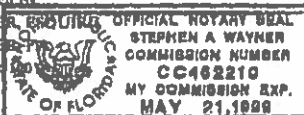
STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 27th day of September, 1996 by
CRAIG JOHNSON, a single man, and MARGARITA PRIETO, a single woman,

who are personally known to me or who have produced their Florida driver's licenses as identification.

This Document Prepared By:

STEPHEN A. WAYNER
STEPHEN A. WAYNER
6701 Sunset Drive Suite 200
Miami, FL 33143-4529



STEPHEN A. WAYNER
NOTARY PUBLIC
My Commission Expires: 05/21/99

JPMorgan Chase Bank, National Association (FDIC # 628)

Active Insured Since January 1, 1934

Data as of: November 9, 2016

JPMorgan Chase Bank, National Association is an active bank

FDIC Certificate#:	628	Established:	January 1, 1824	Corporate Website:	http://www.jpmorganchase.com
Headquarters:	1111 Polaris Parkway Columbus, OH 43240 Delaware County	Insured:	January 1, 1934	Consumer Assistance:	http://www.helpwithmybank.gov
Locations:	5419 domestic in 26 states, 0 in territories, and 197 in foreign locations	Bank Charter Class:	National Bank	Contact the FDIC about:	JPMorgan Chase Bank, National Association
		Regulated By:	Office of the Comptroller of the Currency		

Locations

History

Identifications

Financials

Other Names / Websites

Showing 1 to 25 of 5,616 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
183836	731	Valencia Branch (Frgr)	Pascual Y Genis, 5 Planta		46002 Valencia			Full Service Brick and Mortar Office	07/24/1991	06/20/1992
206659	2839	Hong Kong Branch (Frgr)	Room 805, Bond Centre, East Tower		91 Queensway			Full Service Brick and Mortar Office	03/12/1991	11/13/2004
182950	925	Aberdeen Branch (Frgr)	136 Aberdeen Main Road		Aberdeen			Full Service Brick and Mortar Office	12/21/1973	07/14/1996
182964	933	Ivory Coast Branch (Frgr)	12 Avenue Joseph Anoma		Abidjan			Full Service Brick and Mortar Office	12/01/1978	07/14/1996
201504	1852	Abu Dhabi Branch (Frgr)	Sheikh Khalifa Road		Abu Dhabi			Full Service Brick and Mortar Office	07/01/1975	11/13/2004
201535	1932	Adelaide Branch (Frgr)	70 Hindmarsh Square, 4th Floor		Adelaide			Full Service Brick and Mortar Office	04/01/1996	11/13/2004
182983	950	Adroque Branch (Frgr)	Esteban Adroque 1603		Adroque			Full Service Brick and Mortar Office	12/01/1982	07/14/1996
201493	1846	Antwerp Branch (Frgr)	Marie Teeresiale 17		Antwerp			Full Service Brick and Mortar Office	12/31/1973	11/13/2004
182967	936	Asuncion Branch (Frgr)	Edificio Vizcaya		Asuncion			Full Service Brick and Mortar Office	12/10/1979	07/14/1996
201489	1844	Athens Branch (Frgr)	13 Panepistimiou		Athens			Full Service Brick and Mortar Office	03/20/1971	11/13/2004
182981	948	Avellaneda Branch (Frgr)	Av Mitre 430		Avellaneda			Full Service Brick and Mortar Office	12/01/1982	07/14/1996
182969	938	Balboa Branch (Frgr)	Main Street		Balboa			Full Service Brick and Mortar Office	10/01/1979	07/14/1996
182895	897	Bangkok Branch (Frgr)	New Road 1153-S		Bangkok			Full Service Brick and Mortar Office	01/02/1964	07/14/1996
182973	941	Barcelona Branch (Frgr)	Avenida Diagonal, 427		Barcelona			Full Service Brick and Mortar Office	09/07/1981	07/14/1996
183336	367	Barcelona Branch (Frgr)	Paseo De Garcia 54		Barcelona			Full Service Brick and Mortar Office	05/01/1982	
183805	653	Barcelona Branch (Frgr)	Gran Via Carlos III, No. 140/142		Barcelona			Full Service Brick and Mortar Office	09/30/1981	06/20/1992
201512	1859	Barcelona Branch (Frgr)	Paseo De Gracia 54/3rd		Barcelona			Full Service Brick and Mortar Office	01/13/1983	11/13/2004
182887	891	Beirut Branch (Frgr)	Riad-El-solh Street		Beirut			Full Service Brick and Mortar Office	09/28/1955	07/14/1996
183321	350	Birmingham Branch (Frgr)	34 Waterloo Street		Birmingham			Full Service Brick and Mortar Office	06/02/1980	
201497	1848	Bridgetown Branch (Frgr)	Broad Street, Trident House		Bridgetown			Full Service Brick and Mortar Office	05/19/1974	11/13/2004
201499	1849	Bristol Branch (Frgr)	Colston Avenue, Northcliffe		Bristol			Full Service Brick	09/09/1974	11/13/2004



CFN 2007R1164487
 OR Bk 26093 Pgs 3845 - 3867 (23pgs)
 RECORDED 12/07/2007 10:50:48
 MTG DOC TAX 2,789.50
 INTANG TAX 1,594.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Loan No.: 780848818

THIS INSTRUMENT PREPARED BY, RECORDING
 REQUESTED BY AND WHEN RECORDED MAIL TO:

WASHINGTON MUTUAL BANK, a federal association
 Attention: MFL Closing
 P.O. Box 9011
 Coppell, TX 75019-9011

(Reserved)

BE ADVISED THAT THE PROMISSORY NOTE SECURED BY THIS
 SECURITY INSTRUMENT MAY PROVIDE FOR ONE OR MORE OF THE
 FOLLOWING: (1) A VARIABLE RATE OF INTEREST; (2) A BALLOON
 PAYMENT AT MATURITY; (3) DEFERRAL OF A PORTION OF ACCRUED
 INTEREST UNDER CERTAIN CIRCUMSTANCES WITH INTEREST SO
 DEFERRED ADDED TO THE UNPAID PRINCIPAL BALANCE OF THE NOTE
 AND SECURED HEREBY.

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

THIS MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS
 AND FIXTURE FILING (this "Security Instrument"), is made this 30th day of November, 2007 between
 Alfredo Murciano,

the address of which is 330 Casuarina Concourse, Coral Gables, FL 33143, as mortgagor ("Borrower");
 and WASHINGTON MUTUAL BANK, a federal association, at its offices at P.O. Box 9178, Coppell,
 Texas 75019-9178, Attention: Portfolio Administration, as mortgagee ("Lender").

1. GRANTING CLAUSE. Borrower, in consideration of good and valuable consideration, the
 receipt and sufficiency of which are hereby acknowledged, and in order to secure the obligations
 described in Section 3 below, irrevocably mortgages, warrants, grants, conveys and assigns to Lender and
 its successors and assigns, forever, all of Borrower's estate, right, title, interest, claim and demand in and
 to the property in the county of Miami-Dade, state of Florida, with a street address of 102 Menores
 Avenue, Coral Gables, FL 33134 (which address is provided for reference only and shall in no way limit
 the description of the real and personal property otherwise described in this Section 1), described as
 follows, whether now existing or hereafter acquired (all of the property described in all parts of this
 Section 1 and all additional property, if any, described in Section 2 is called the "Property"):

*acquired by
 JP Morgan Chase*

1.1 Land and Appurtenances. The land described on Exhibit A hereto, and all
 tenements, hereditaments, rights-of-way, easements, appendages and appurtenances thereto belonging or
 in any way appertaining, including without limitation all of the right, title and interest of Borrower in and
 to any avenues, streets, ways, alleys, vaults, strips or gores of land adjoining that property, all rights to
 water, water stock, drains, drainage and air rights relating to that property, and all claims or demands of
 Borrower either in law or in equity in possession or expectancy of, in and to that property; and

Am

LEGAL DESCRIPTION

LOT 11, BLOCK 36, CORAL GABLES, DOUGLAS SECTION, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 69, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



CFN 2013RD622716
 DR Bk 28762 Pgs 2369 - 2377 (9pgs)
 RECORDED 08/07/2013 14:37:33
 MTG DOC TAX 974.05
 INTANG TAX 556.52
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
 RHONDA A. ANDERSON, ESQ, ATTORNEY AT LAW
 OCEAN BANK BUILDING
 2655 LEJEUNE ROAD, SUITE 540
 CORAL GABLES, FLORIDA 33134

Return to: Same as above

Property Tax Folio # 03-4108-009-2250

MORTGAGE

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OF THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$278,261.29 PLUS \$1,739.13 INTEREST, OR A TOTAL PAYMENT OF \$280,000.42, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE made and executed this 13th day of June 2011, by **ALFREDO MURCIANO**, a married man, and Lourdes Alatraste, his wife, 330 Casuarina Concourse, Coral Gables, Florida 33143, hereinafter called the "Mortgagor," which terms shall include the heirs, legal representatives, successor's and assigns of the said Mortgagor wherever the context so requires or admits,

To: **EDITH R. ANDERSON, TRUSTEE**, 1704 Cornett Place, Kissimmee, Florida 34741, hereinafter called the "Mortgagee", which term shall include the heirs, legal representatives, successors and assigns of the said Mortgagee wherever the context so requires or admits.

WITNESSETH: That for divers good and valuable consideration, and also in consideration of the aggregate sum named in the promissory note of even data herewith hereinafter described, the said Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee, his heirs, successors, and assigns, all the certain piece, parcel or tract of land, of which the said Mortgagor is now seized and possessed and in actual possession, situate in the County of Miami-Dade and State of Florida, described as follows:

Lot 11, in Block 36 of CORAL GABLES, DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida,

MORTGAGE NOTE PAGE 2

Coral Gables, Florida, June 1, 2011

This note, including any payment of principal and/or interest, shall bear Default interest at the rate of FIFTEEN PERCENT (15%) per annum from the respective maturity date thereof until paid.

Each maker and endorser agrees, jointly and severally, to pay all cost of collection, including a reasonable attorney's fee, in the event this note, including any installment payment, is not paid promptly when due, and the same is given to any attorney for collection, whether suit be brought or not.

Each maker and endorser severally waives, demand, protest and notice of maturity, non-payment or protest and all other requirements necessary to hold each of them liable as makers and endorsers.

 (SEAL)
ALFREDO MURCIANO

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR206-LHD2015-01

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 102 MENOES AVENUE, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOT 11, BLOCK 36, CORAL GABLES DOUGLAS SECTION; AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, Article 3, Section 3-1104 (C) (3) of the Coral Gables Zoning Code states that "if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth in Section 3-1103, it shall designate the property as a local historic landmark or local historic landmark district;" and

WHEREAS, 102 Menores Avenue is City of Coral Gables permit number 1504 issued on September 23, 1925; and

WHEREAS, 102 Menores Avenue is a very good example of an apartment building constructed in the Mediterranean Revival style of architecture which characterized Coral Gables in the 1920s; and

WHEREAS, 102 Menores Avenue was designed by prominent architect H. George Fink who was also cousin to City Founder George E. Merrick; and

WHEREAS, 102 Menores Avenue has maintained its architectural integrity and contributes to the historic architectural fabric of the City; and

WHEREAS, 102 Menores Avenue satisfies the "architectural significance criteria" as stated in Article 3, Section 3-1103 of the Coral Gables Zoning Code because it portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles; it embodies those distinguishing characteristics of an architectural style, or period, or method of construction; and it is an outstanding work of a prominent designer or builder; and

WHEREAS, it is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as local historic landmarks; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the subject property meets the criteria set forth in Article 3, Section 3-1103 of the Zoning Code of the City of Coral Gables, and approved that it be designated as a "Local Historic Landmark;" and

WHEREAS, the Planning Director or the Director's designee has determined that there is no effect on the City's Comprehensive Plan or any other adopted planning and zoning policies; and

WHEREAS, the legal description of the property is as follows: Lot 11, Block 36, Coral Gables Douglas Section; and

WHEREAS, a Designation Report, Case File LHD 2015-01, prepared by the Historic Landmark Officer containing information on the architectural significance of the property and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made part of this resolution; and

WHEREAS, a motion to approve the historic designation of the subject property was offered by Dolly MacIntyre and seconded by Margaret Rolando and upon a poll of the members present the vote was as follows:

<u>Board Member</u>	<u>Vote</u>
John Fullerton	Aye
Dolly MacIntyre	Aye
Robert Parsley	Aye
Judy Pruitt	Aye
Margaret Rolando	Aye
Alejandro Silva	Absent
Venny Torre	Aye
Dorothy Thomson	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on June 18, 2015, has designated 102 Menores Avenue, Coral Gables, Miami-Dade County, Florida as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 3, Division 11 of the Coral Gables Zoning Code and the property is subject to all rights and privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations, which are incorporated herein, being true and correct, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

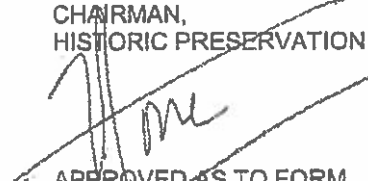
Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS EIGHTEENTH DAY OF JUNE, A.D., 2015.

ATTEST:


 DONA M. SPAIN
 HISTORIC LANDMARK OFFICER

VENNY TORRE
 CHAIRMAN,
 HISTORIC PRESERVATION BOARD



APPROVED AS TO FORM
 AND LEGAL SUFFICIENCY:


 MIRIAM S. RAMOS
 DEPUTY CITY ATTORNEY