



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 02/20/2026

| PROPERTY INFORMATION |                                                    |
|----------------------|----------------------------------------------------|
| Folio                | 03-4108-006-2950                                   |
| Property Address     | 280 ALHAMBRA CIR<br>CORAL GABLES, FL 33134-0000    |
| Owner                | GC 290 ALHAMBRA LLC                                |
| Mailing Address      | 9600 NW 25 ST 2A<br>DORAL, FL 33172                |
| Primary Zone         | 5005 MIXED-USE 3                                   |
| Primary Land Use     | 1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING |
| Beds / Baths /Half   | 0 / 0 / 0                                          |
| Floors               | 1                                                  |
| Living Units         | 0                                                  |
| Actual Area          | 10,000 Sq.Ft                                       |
| Living Area          | 10,000 Sq.Ft                                       |
| Adjusted Area        | 10,000 Sq.Ft                                       |
| Lot Size             | 10,287 Sq.Ft                                       |
| Year Built           | 1925                                               |

| ASSESSMENT INFORMATION |             |             |             |
|------------------------|-------------|-------------|-------------|
| Year                   | 2025        | 2024        | 2023        |
| Land Value             | \$2,777,490 | \$3,086,100 | \$2,263,140 |
| Building Value         | \$1,322,510 | \$1,713,900 | \$1,163,900 |
| Extra Feature Value    | \$0         | \$0         | \$0         |
| Market Value           | \$4,100,000 | \$4,800,000 | \$3,427,040 |
| Assessed Value         | \$4,100,000 | \$3,769,744 | \$3,427,040 |

| BENEFITS INFORMATION                                                                                     |                      |      |             |
|----------------------------------------------------------------------------------------------------------|----------------------|------|-------------|
| Benefit                                                                                                  | Type                 | 2025 | 20242023    |
| Non-Homestead Cap                                                                                        | Assessment Reduction |      | \$1,030,256 |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). |                      |      |             |

| SHORT LEGAL DESCRIPTION    |
|----------------------------|
| CORAL GABLES SEC K PB 8-33 |
| LOTS 1 TO 4 INC BLK 28     |
| LOT SIZE 102.870 X 100     |
| OR 10742-1832 0480 6       |
| OR 10855-2093 0880 5       |



| TAXABLE VALUE INFORMATION |             |             |             |
|---------------------------|-------------|-------------|-------------|
| Year                      | 2025        | 2024        | 2023        |
| COUNTY                    |             |             |             |
| Exemption Value           | \$0         | \$0         | \$0         |
| Taxable Value             | \$4,100,000 | \$3,769,744 | \$3,427,040 |
| SCHOOL BOARD              |             |             |             |
| Exemption Value           | \$0         | \$0         | \$0         |
| Taxable Value             | \$4,100,000 | \$4,800,000 | \$3,427,040 |
| CITY                      |             |             |             |
| Exemption Value           | \$0         | \$0         | \$0         |
| Taxable Value             | \$4,100,000 | \$3,769,744 | \$3,427,040 |
| REGIONAL                  |             |             |             |
| Exemption Value           | \$0         | \$0         | \$0         |
| Taxable Value             | \$4,100,000 | \$3,769,744 | \$3,427,040 |

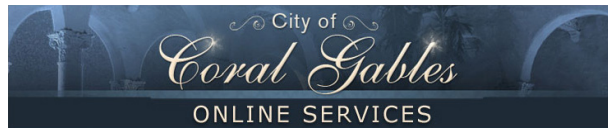
| SALES INFORMATION |             |              |                           |
|-------------------|-------------|--------------|---------------------------|
| Previous Sale     | Price       | OR Book-Page | Qualification Description |
| 09/30/2015        | \$4,650,000 | 29810-2949   | Qual by exam of deed      |
| 05/26/2015        | \$809,667   | 29631-3690   | Affiliated parties        |
| 07/21/2010        | \$4,000,000 | 27365-0419   | Qual by exam of deed      |
| 02/01/2004        | \$3,500,000 | 22090-2824   | Sales which are qualified |

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

City's Exhibit #1

List of service addresses for 280 Alhambra Cir

|                                                                                                                                                               |                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>OWNER (PA AND DEED ADDRESS)</u></b><br>GC 290 ALHAMBRA LLC<br>C/O ANTHONY T DEROSA<br>REGISTERED AGENT<br>9600 NW 25 ST, STE 2A<br>DORAL, FL 33172-1416 | <b><u>FIRST MORTGAGEE (MORTGAGE ADDRESS)</u></b><br>SUNCOAST CREDIT UNION<br>6801 E. HILLSBOROUGH AVE<br>TAMPA, FL 33610-4110                              |
| <b><u>FIRST MORTGAGEE (WEBISTE ADDRESS)</u></b><br>SUNCOAST CREDIT UNION<br>PO BOX 11904<br>TAMPA, FL 33680-1904                                              | <b><u>LIENHOLDER ADDRESS</u></b><br>MIAMI-DADE WATER AND SEWER<br>DEPT.<br>LOURDES LUIS<br>LIEN UNIT SUPERVISOR<br>P.O. BOX 330316<br>MIAMI, FL 33233-0316 |



[Home](#) [Citizen Services](#) [Business Services](#) [Back to Coral Gables.com](#)

[Permits and Inspections: Search Results](#)

[Logon](#) [Help](#) [Contact](#)

[New Permit Search](#)

1 2 » >|

### Permit Search Results

| Permit#:      | App. Date  | Street Address   | Type                                      | Description                                                                                                                                                                       | Status   | Issue Date | Final Date | Fees Due |
|---------------|------------|------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|------------|----------|
| FD-25-03-9315 | 03/20/2025 | 290 ALHAMBRA CIR | FIRE HYDRANT FLOW TEST                    | FIRE HYDRANT FLOW TEST FOR PROJECT: GC 290 ALHAMBRA LLC FLOW HYDRANT #13-02 AT PONCE DE LEON BLVD & ALHAMBRA CIR AND RESIDUAL HYDRANT #13-21 AT PONCE DE LEON BLVD & ALHAMBRA CIR | approved |            |            | 0.00     |
| PW-18-11-3220 | 11/15/2018 | 290 ALHAMBRA CIR | OBSTRUCTION OF THE ROW PERMIT             | OBSTRUCTION OF ROW W/BUCKET TRUCK                                                                                                                                                 | final    | 12/06/2018 | 12/19/2018 | 0.00     |
| EL-18-10-4014 | 10/30/2018 | 290 ALHAMBRA CIR | ELEC SIGNS                                | *HISTORIC* INSTALL ILLUMINATED SIGNS(2) * DENTISTS OF CORAL GABLES*                                                                                                               | final    | 12/10/2018 | 01/11/2019 | 0.00     |
| BL-18-10-3991 | 10/29/2018 | 280 ALHAMBRA CIR | SIGNS                                     | *HISTORIC* INSTALL ILLUMINATED SIGNS(2) * DENTISTS OF CORAL GABLES* (290 ALHAMBRA CIR) \$7000                                                                                     | final    | 12/07/2018 | 01/16/2019 | 0.00     |
| ME-18-10-3012 | 10/10/2018 | 280 ALHAMBRA CIR | MECH COMMERCIAL / RESIDENTIAL WORK        | MECHANICAL WORK AS PER PLAN @ 290 ALHAMBRA CIRCLE (PACIFIC DENTAL SERVICES) \$225,000                                                                                             | final    | 10/17/2018 | 01/18/2019 | 0.00     |
| AB-18-10-2979 | 10/09/2018 | 290 ALHAMBRA CIR | BOA COMPLETE (LESS THAN \$75,000)         | COMMERCIAL*HISTORIC* INSTALL ILLUMINATED SIGNS(1) * DENTISTS OF CORAL GABLES* \$ 7000                                                                                             | final    | 10/09/2018 | 01/10/2019 | 0.00     |
| BL-18-08-4493 | 08/30/2018 | 280 ALHAMBRA CIR | CONSTRUCTION STAGING PLAN                 | STAGING PLAN FOR COMM INTERIOR BUILD-OUT @ 290 ALHAMBRA CIRCLE (PACIFIC DENTAL SERVICES) \$225,000                                                                                | final    | 09/11/2018 | 09/11/2018 | 0.00     |
| PL-18-08-3295 | 08/09/2018 | 280 ALHAMBRA CIR | PLUMB COMMERCIAL / RESIDENTIAL WORK       | PUMPING WORK FOR COMM. INTERIOR BUILD-OUT @ 290 ALHAMBRA CIRCLE (PACIFIC DENTAL SERVICES)                                                                                         | final    | 09/13/2018 | 11/09/2018 | 0.00     |
| EL-18-05-3165 | 05/08/2018 | 280 ALHAMBRA CIR | ELEC COMMERCIAL / RESIDENTIAL WORK        | 50 LIGHTS; 90 OUTLETS AND 14 COMMERCIAL OUTLETS NEW 400 AMP SERVICE                                                                                                               | final    | 09/13/2018 | 11/09/2018 | 0.00     |
| UP-18-05-2815 | 05/02/2018 | 280 ALHAMBRA CIR | UPFRONT FEE - THIS IS NOT A PERMIT        | UPFRONT FEE FOR BL18052814 COMM INTERIOR BUILD-OUT @ 290 ALHAMBRA CIRCLE (PACIFIC DENTAL SERVICES) \$225,000                                                                      | final    | 05/02/2018 | 05/02/2018 | 0.00     |
| BL-18-05-2814 | 05/02/2018 | 280 ALHAMBRA CIR | INTERIOR ALTERATION ONLY                  | COMM INTERIOR BUILD-OUT @ 290 ALHAMBRA CIRCLE (PACIFIC DENTAL SERVICES) \$225,000                                                                                                 | final    | 09/11/2018 | 01/24/2019 | 0.00     |
| BL-18-01-1680 | 01/08/2018 | 280 ALHAMBRA CIR | DOOR/GARAGE DOOR/SHUTTER/WINDOW           | REPLACEMENT OF DOOR \$5,400 ** 280 ALHAMBRA CIRCLE**                                                                                                                              | final    | 02/02/2018 | 02/24/2019 | 0.00     |
| AB-18-01-1602 | 01/04/2018 | 280 ALHAMBRA CIR | BOA COMPLETE (LESS THAN \$75,000)         | **COM** HISTORICAL** REPLACEMENT OF DOOR \$5400 ** 280 ALHAMBRA CIRCLE**                                                                                                          | final    | 01/05/2018 | 02/24/2019 | 0.00     |
| EL-17-03-2417 | 03/23/2017 | 280 ALHAMBRA CIR | ELEC COMMERCIAL / RESIDENTIAL WORK        | TEMP FOR TEST                                                                                                                                                                     | final    | 03/27/2017 | 03/28/2017 | 0.00     |
| EL-17-01-1245 | 01/27/2017 | 280 ALHAMBRA CIR | ELEC LOW VOLTAGE SYSTEM                   | LOW VOLTAGE SPEAKERS & AMPLIFIER @ 284 ALHAMBRA (PUREPOINT FINANCIAL) \$4,200                                                                                                     | final    | 01/31/2017 | 05/02/2017 | 0.00     |
| EL-17-01-0561 | 01/17/2017 | 290 ALHAMBRA CIR | ELEC LOW VOLTAGE SYSTEM                   | ACCESS CONTROL PANEL / FIRE ALARM LOW VOLT PERMIT FOR MAG LOCKS                                                                                                                   | final    | 01/18/2017 | 03/31/2017 | 0.00     |
| FD-17-01-0548 | 01/13/2017 | 290 ALHAMBRA CIR | FIRE ALARM SYSTEM                         | ACCESS CONTROL SYSTEM ***FREE EGRESS***                                                                                                                                           | final    | 01/18/2017 | 03/30/2017 | 0.00     |
| EL-17-01-0472 | 01/12/2017 | 290 ALHAMBRA CIR | ELEC LOW VOLTAGE SYSTEM                   | CCTV - \$7986.00                                                                                                                                                                  | final    | 01/18/2017 | 03/30/2017 | 0.00     |
| EL-17-01-0471 | 01/12/2017 | 290 ALHAMBRA CIR | ELEC LOW VOLTAGE SYSTEM                   | BURGLAR ALRM. \$3348.00                                                                                                                                                           | final    | 01/18/2017 | 03/30/2017 | 0.00     |
| EL-17-01-0310 | 01/09/2017 | 290 ALHAMBRA CIR | ELEC LOW VOLTAGE SYSTEM                   |                                                                                                                                                                                   | pending  |            |            | 4.00     |
| BL-16-12-6392 | 12/06/2016 | 280 ALHAMBRA CIR | BLD SIMPLE CHANGE OF CONTRACTOR           | CHANGE OF CONT FROM BL-16-07-6751 *** COMM INTER ALTER @ 284 ALHAMBRA (PUREPOINT FINANCIAL) \$440,000                                                                             | final    | 12/07/2016 | 05/04/2017 | 0.00     |
| FD-16-11-7717 | 11/28/2016 | 280 ALHAMBRA CIR | FIRE SPRINKLER SYSTEM                     | FIRE SPRINKLER SYSTEM @ 284 ALHAMBRA (PUREPOINT FINANCIAL) \$4,765                                                                                                                | final    | 01/19/2017 | 03/30/2017 | 0.00     |
| ME-16-11-7457 | 11/21/2016 | 280 ALHAMBRA CIR | MECH COMMERCIAL / RESIDENTIAL WORK        | COMM INTER ALTER @ 284 ALHAMBRA (PUREPOINT FINANCIAL) \$440,000                                                                                                                   | final    | 01/04/2017 | 05/01/2017 | 0.00     |
| EL-16-11-7095 | 11/15/2016 | 290 ALHAMBRA CIR | ELEC SIGNS                                | *HISTORIC* ILLUMINATED WALL SIGNS, DOOR VINYL, INTERIOR WALL GRAPHICS(PURE POINT FINANCIAL)                                                                                       | final    | 06/27/2017 | 07/20/2017 | 0.00     |
| BL-16-11-7018 | 11/14/2016 | 290 ALHAMBRA CIR | SIGNS                                     | ILLUMINATED WALL SIGNS, DOOR VINYL, INTERIOR WALL GRAPHICS(PURE POINT FINANCIAL) \$6,000                                                                                          | final    | 06/27/2017 | 07/24/2017 | 0.00     |
| CE-16-10-7163 | 10/26/2016 | 280 ALHAMBRA CIR | CODE ENF TICKET PROCESS - NO RUNNING FINE | GOVQA Ticket - CE261736-156316                                                                                                                                                    | final    | 10/27/2016 | 10/27/2016 | 0.00     |
| AB-16-08-7061 | 08/29/2016 | 290 ALHAMBRA CIR | BOA COMPLETE (LESS THAN \$75,000)         | COMMERCIAL* HISTORIC* REV PER PERM DATE 02/08/2017 SIGNS(PURE POINT FINANCIAL) - ELECTRIC WALL SIGN, DOOR VINYL, INTERIOR WALL GRAPHICS \$6,000                                   | final    | 09/06/2016 | 07/24/2017 | 0.00     |
| PL-16-08-5996 | 08/08/2016 | 280 ALHAMBRA CIR | PLUMB COMMERCIAL / RESIDENTIAL WORK       | PUMPING WORK FOR COMM INTER ALTER @ 284 ALHAMBRA (PUREPOINT FINANCIAL)                                                                                                            | final    | 02/09/2017 | 03/31/2017 | 0.00     |
| EL-16-08-5667 | 08/02/2016 | 280 ALHAMBRA CIR | ELEC COMMERCIAL / RESIDENTIAL WORK        | COMM INTER ALTER @ 284 NEW PANELS ( 325 AMP ), 19 OUTLETS, 43 SOCKETS, 6 TON , 17 SPECIAL OUTLETS.                                                                                | final    | 12/19/2016 | 03/29/2017 | 0.00     |
| UP-16-07-6752 | 07/13/2016 | 280 ALHAMBRA CIR | UPFRONT FEE - THIS IS NOT A PERMIT        | UPFRONT FEE FOR BL16076751 COMM INTER ALTER @ 284 ALHAMBRA (PUREPOINT FINANCIAL) \$440,000                                                                                        | final    | 07/14/2016 | 07/14/2016 | 0.00     |
| BL-16-07-6751 | 07/13/2016 | 280 ALHAMBRA CIR | INTERIOR ALTERATION ONLY                  | CHANGE OF CONT TO BL-16-12-6392 *** COMM INTER ALTER @ 284 ALHAMBRA (PUREPOINT FINANCIAL) \$440,000                                                                               | canceled | 11/23/2016 | 11/18/2022 | 0.00     |
| PU-16-05-7090 | 05/19/2016 | 280 ALHAMBRA CIR | PUBLIC RECORDS SEARCH                     | ADDITIONAL TENANT ADDRESSES                                                                                                                                                       | final    | 11/18/2022 | 11/18/2022 | 0.00     |
| PW-16-03-6760 | 03/24/2016 | 290 ALHAMBRA CIR | OBSTRUCTION OF ROW W/TRUCK PERMIT         | OBSTRUCTION OF ROW W/TRUCK                                                                                                                                                        | final    | 04/04/2016 | 11/21/2022 | 0.00     |
| RV-16-02-3016 | 02/29/2016 | 290 ALHAMBRA     | REVISION- LETTER TO PERMIT                | REVISION- LETTER REMOVING FIRE ALARM                                                                                                                                              | final    | 02/29/2016 | 02/29/2016 | 0.00     |

City's Exhibit #3

|               |            |                        |                                               |                                                                                                                          |       |            |            |      |
|---------------|------------|------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------|------------|------------|------|
| EL-15-11-5663 | 11/16/2015 | 290<br>ALHAMBRA<br>CIR | ELEC SIGNS                                    | FROM SCOPE OF WORK<br>*HISTORICAL*<br>ILLUMINATED WALL<br>SIGNS (2) (OROA)<br>CHANNEL LETTER SIGNS<br>- LED ILLUMINATION | final | 02/10/2016 | 06/13/2016 | 0.00 |
| BL-15-11-5596 | 11/13/2015 | 290<br>ALHAMBRA<br>CIR | SIGNS                                         | *HISTORICAL*<br>ILLUMINATED WALL<br>SIGNS (2) (OROA)<br>CHANNEL LETTER SIGNS<br>- LED ILLUMINATION<br>\$2,500            | final | 02/10/2016 | 06/13/2016 | 0.00 |
| AB-15-11-4987 | 11/03/2015 | 290<br>ALHAMBRA<br>CIR | BOA COMPLETE (LESS<br>THAN \$75,000)          | *HISTORICAL*<br>COMMERCIAL - SIGN<br>(OROA) CHANNEL LETTER<br>SIGNS - LED<br>ILLUMINATION \$2500                         | final | 11/03/2015 | 06/13/2016 | 0.00 |
| FD-15-10-5429 | 10/21/2015 | 290<br>ALHAMBRA<br>CIR | FIRE SPRINKLER SYSTEM                         | FIRE SPRINKLER SYSTEM<br>(OROA - SHOWROOM )                                                                              | final | 10/27/2015 | 02/11/2016 | 0.00 |
| SD-15-09-4733 | 09/24/2015 | 290<br>ALHAMBRA<br>CIR | SHOP DRAWINGS                                 | SHOP DRAWINGS<br>STOREFRONT WINDOW                                                                                       | final | 10/15/2015 | 10/15/2015 | 0.00 |
| CE-15-09-4610 | 09/22/2015 | 280<br>ALHAMBRA<br>CIR | CODE ENF LIEN SEARCH                          | LIEN SEARCH                                                                                                              | final | 10/01/2015 | 10/01/2015 | 0.00 |
| PW-15-08-5407 | 08/28/2015 | 290<br>ALHAMBRA<br>CIR | SIDEWALK REPLACEMENT<br>PERMIT                | SIDEWALK REPLACEMENT<br>(DRILL VERTICAL<br>BORING (4" DIAMETER)<br>TO COLLECT<br>GROUNDWATER SAMPLE<br>DUMPSTER          | final | 09/08/2015 | 09/25/2015 | 0.00 |
| ZN-15-08-4482 | 08/11/2015 | 290<br>ALHAMBRA<br>CIR | DUMPSTER / CONTAINER                          | DUMPSTER                                                                                                                 | final | 08/12/2015 | 08/12/2015 | 0.00 |
| RV-15-07-5960 | 07/28/2015 | 290<br>ALHAMBRA<br>CIR | REVISION TO PERMIT                            | STRUCTURAL REVISION                                                                                                      | final | 08/13/2015 | 08/13/2015 | 0.00 |
| PW-15-07-5121 | 07/15/2015 | 290<br>ALHAMBRA<br>CIR | OBSTRUCTION OF ROW<br>PERMIT                  | OBSTRUCTION OF ROW<br>W/SCAFFOLDING AND<br>LADDER                                                                        | final | 08/03/2015 | 09/29/2015 | 0.00 |
| RC-15-06-5225 | 06/15/2015 | 280<br>ALHAMBRA<br>CIR | BLDG RECERT / CRB                             | 40 YEAR BUILDING<br>RECERTIFICATION OR<br>OLDER BUILT IN 1925                                                            | final | 06/15/2015 | 08/27/2015 | 0.00 |
| ME-15-05-4652 | 05/07/2015 | 290<br>ALHAMBRA<br>CIR | MECH COMMERCIAL /<br>RESIDENTIAL WORK         | INSTALL ONE 12.5 TON<br>A/C SYSTEM DUCTWORK<br>AND VENTILATION.                                                          | final | 10/27/2015 | 03/17/2016 | 0.00 |
| PU-15-04-5558 | 04/30/2015 | 290<br>ALHAMBRA<br>CIR | PUBLIC RECORDS<br>SEARCH                      | REQ COPY OF DRAWINGS                                                                                                     | final | 04/30/2015 | 04/30/2015 | 0.00 |
| PL-15-04-5265 | 04/24/2015 | 290<br>ALHAMBRA<br>CIR | PLUMB COMMERCIAL /<br>RESIDENTIAL WORK        | PLUMBING WORK FOR<br>COMM INTER ALTER<br>(OROA - SHOWROOM )<br>\$2,500                                                   | final | 11/02/2015 | 03/02/2016 | 0.00 |
| EL-15-04-5156 | 04/23/2015 | 290<br>ALHAMBRA<br>CIR | ELECTRICAL<br>COMMERCIAL<br>/RESIDENTIAL WORK | COMM INTER ALTER<br>(OROA - SHOWROOM ) 62<br>LIGHT SOCKETS; 37<br>ROUGH IN OUTLETS AND<br>1 COMMERCIAL OUTLETS           | final | 10/26/2015 | 03/04/2016 | 0.00 |
| CE-15-04-5197 | 04/23/2015 | 280<br>ALHAMBRA<br>CIR | CODE ENF LIEN SEARCH                          | LIEN SEARCH                                                                                                              | final | 05/20/2015 | 05/20/2015 | 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).

# ENERGOV REPORT

2024 - 2025

|                                 |                           |                                                  |           |            |            |            |                                                                                                                                                                                                                                                                                                |                  |
|---------------------------------|---------------------------|--------------------------------------------------|-----------|------------|------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <a href="#">PWKS-25-12-4097</a> | Public Works Permit       | Sewer Allocation Letter/ Calculations/ Agreement | Finald    | 12/17/2025 |            | 01/06/2026 | Request for Sewer Allocation Letter for existng commercial tenant space (Suite 2) located at 280 Alhambra Circle, Coral Gables. No change of use and no increase in sewer demand proposed. Request is to document and allocate existing sewer capacity for tenant Certificate of Use purposes. | 280 ALHAMBRA CIR |
| <a href="#">ELEC-25-02-3256</a> | Electrical Commercial     | Low Voltage - Fire Alarm                         | Finald    | 02/21/2025 | 09/22/2025 | 03/24/2025 | NEW FIRE ALARM SYSTEM                                                                                                                                                                                                                                                                          | 280 ALHAMBRA CIR |
| <a href="#">RECT-25-02-0464</a> | Building Recertification  | Recertification                                  | Denied    | 02/20/2025 |            |            | BUILDING RECERTIFICATION (YEAR BUILT 1925)                                                                                                                                                                                                                                                     | 280 ALHAMBRA CIR |
| <a href="#">PEXT-25-02-1607</a> | Permit Extension/ Renewal | Building                                         | Cancelled | 02/05/2025 |            | 02/05/2025 | CANCELLED, NOT NEEDED MASTER PERMIT HAS BEEN EXTENDED TO 08/04/2025*****<br>*Bathroom remodel, floor and dining area. THE SUITES AT THE CORAL GABLES                                                                                                                                           | 280 ALHAMBRA CIR |
| <a href="#">REVR-25-02-3304</a> | Revision to Permit        | Commercial                                       | Finald    | 02/05/2025 |            | 01/13/2026 | *** REVISION - MECHANICAL ELECTRICAL *<br>** Bathroom remodel, floor and dining area. THE SUITES AT THE CORAL GABLES                                                                                                                                                                           | 280 ALHAMBRA CIR |
| <a href="#">PEXT-24-12-1449</a> | Permit Extension/ Renewal | Building                                         | Cancelled | 12/04/2024 |            | 12/04/2024 | CANCELLED DUE TO MASTER WAS EXTENDED TO REFLECT ELEC-24-03-2259--02/18/2025 Bathroom remodel, floor and dining area. THE SUITES AT THE CORAL GABLES                                                                                                                                            | 280 ALHAMBRA CIR |
| <a href="#">FIRE-24-11-1303</a> | Fire                      | Fire Alarm                                       | Finald    | 11/20/2024 |            | 05/01/2025 | NEW FIRE ALARM SYSTEM                                                                                                                                                                                                                                                                          | 280 ALHAMBRA CIR |
| <a href="#">ELEC-24-11-3024</a> | Electrical Commercial     | Other                                            | Cancelled | 11/15/2024 |            | 11/15/2024 | CANCELLED - WRONG PERMIT TYPE - MUST CREATE A FIRE PERMIT - New Fire Alarm System                                                                                                                                                                                                              | 280 ALHAMBRA CIR |
| <a href="#">ELEC-24-11-3001</a> | Electrical Commercial     | Other                                            | Cancelled | 11/11/2024 |            | 11/12/2024 | CANCELLED - Created incorrectly - Need to apply for a FIRE permit & cannot link it to a Master that is already complete - New fire alarm system                                                                                                                                                | 280 ALHAMBRA CIR |
| <a href="#">MECB-24-09-1051</a> | Mechanical Commercial     | HVAC Changeout                                   | Finald    | 09/09/2024 | 08/19/2025 | 09/05/2025 | Exact AC Changeout                                                                                                                                                                                                                                                                             | 280 ALHAMBRA CIR |



## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

August 5, 2015

C ALHAMBRA LLC  
135 SAN LORENZO AVENUE, SUITE 750  
CORAL GABLES, FL 33146

### LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY

**PROPERTY FOLIO: # 03-4108-006-2950**  
**ADDRESS: 280 ALHAMBRA CIRCLE**

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from **2015**. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez", is written over the typed name.

Manuel Z. Lopez, P.E.  
Building Official

**City's Exhibit #4**



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2024

GC 290 ALHAMBRA LLC  
9600 NW 25 ST 2A  
DORAL, FL 33172

VIA CERTIFIED MAIL

7022 2410 0002 9151 7971

RE: 280 ALHAMBRA CIR  
FOLIO # 03-4108-006-2950  
Process Number TBD

**\*\*\*COURTESY 1-YEAR NOTICE\*\*\***

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1925. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2025**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only

be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



## CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2025

GC 290 ALHAMBRA LLC  
9600 NW 25 ST 2A  
DORAL, FL 33172

**VIA CERTIFIED MAIL**

9589 0710 5270 1801 7204 46

**RE: 280 ALHAMBRA CIR**  
**FOLIO # 341080062950**

Notice of Required Inspection For Recertification of Building  
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1925. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

**The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:**

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.  
Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

2/1/2023

VIA CERTIFIED MAIL

GC 290 ALHAMBRA LLC  
9600 NW 25 ST 2A  
DORAL, FL 33172

7021 2720 0001 4959 0168

RE: 280 ALHAMBRA CIR  
FOLIO # 341080062950  
Process Number TBD

**\*\*\*COURTESY 2-YEAR NOTICE\*\*\***

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1925. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2025**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure

will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

**The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:**

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



## CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT

427 BILTMORE WAY

CORAL GABLES, FL 33134

GC 290 ALHAMBRA LLC

9600 NW 25 ST 2A

DORAL, FL 33172

June 18, 2025

Via Certified Mail

7020 2450 0001 8406 0362

**RE: 280 ALHAMBRA CIR**

**FOLIO # 03-4108-006-2950**

**Notice of Required Inspection For Recertification of Building – FINAL NOTICE**

Dear Property Owner:

In a certified letter dated January 31, 2025, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice dated May 1, 2025 informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Analyn Hernandez at [ahernandez2@coralgables.com](mailto:ahernandez2@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

Manuel Z. Lopez, P.E.  
Building Official

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 26-1231  
RECT-25-02-0464

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1801 7221 29

GC 290 Alhambra LLC  
C/O Anthony T Derosa, Registered Agent  
9600 NW 25 St, Ste. 2A  
Doral, FL 33172-1416  
Respondent

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: June 30, 2026

Re: **280 Alhambra Cir**, Coral Gables, FL 33134, Lots 1 to 4 Inc Blk 28 Coral Gables Sec K PB 8-33, and 03-4108-006-2950 ("Property").

On April 13, 2026, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

**The amount currently due is \$11,858.75, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.**

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on July 13, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.**

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, 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 and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property,

**City's Exhibit #6**

including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

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 Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, [ahernandez2@coralgables.com](mailto:ahernandez2@coralgables.com), tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

*Analyn Hernandez*

Analyn Hernandez  
Secretary to the Board

#### ADA NOTICES

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

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

CC:

Suncoast Credit Union, 6801 E. Hillsborough Ave, Tampa, FL 33610-4110  
9589 0710 5270 1801 7221 36

Suncoast Credit Union, Po Box 11904, Tampa, FL 33680-1904  
9589 0710 5270 1801 7221 43



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Intent to Lien and Hearing

I, Brayan Silva, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 280 ALHAMBRA CIR, ON 7/1/26 AT  
3:32 PM.

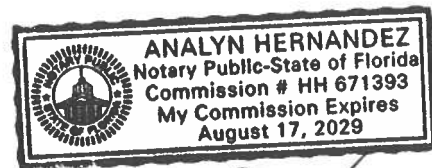
Brayan Silva  
Employee's Printed Name

B. Silva  
Employee's Signature

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

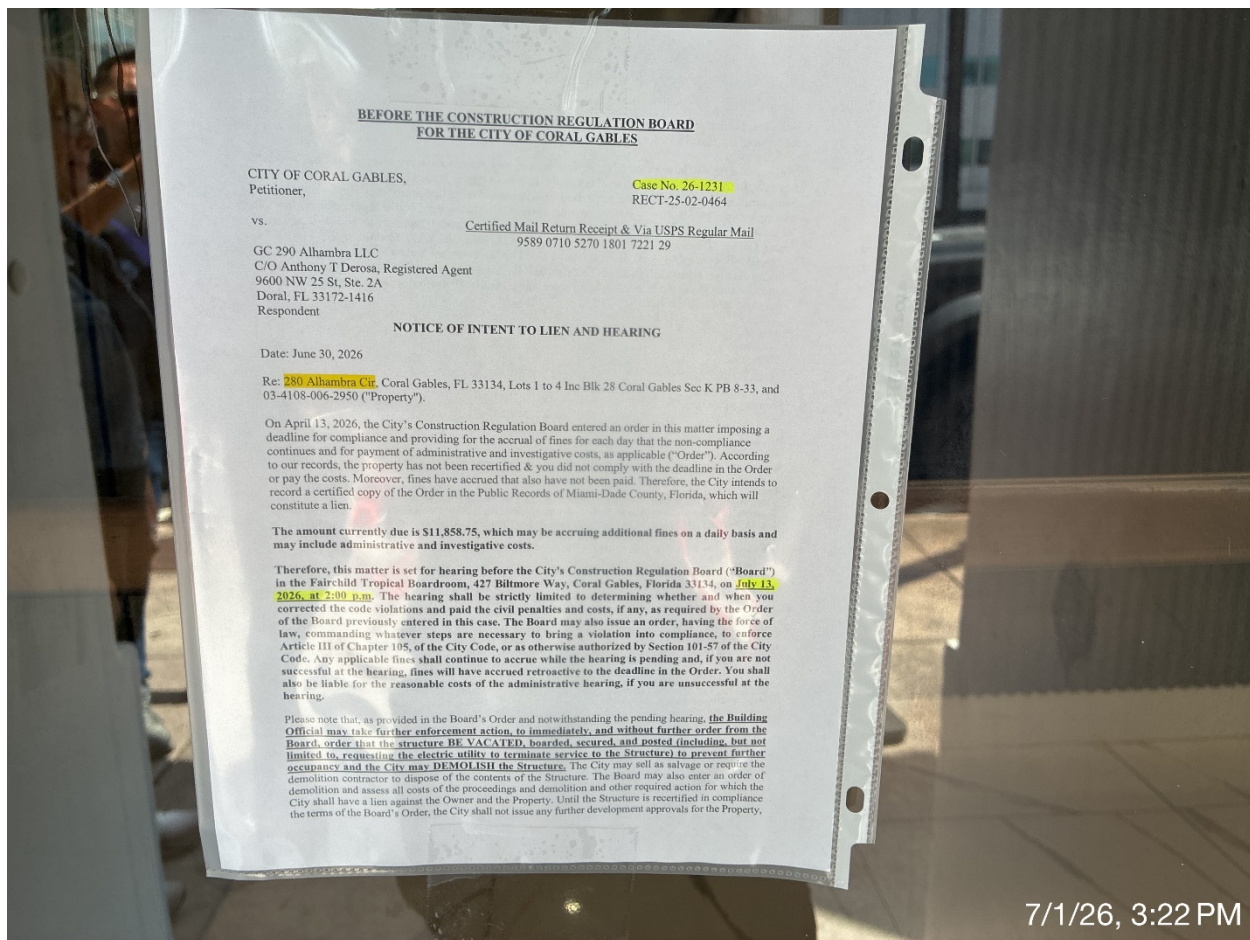
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online  
notarization, this 2nd day of July, in the year 2026, by  
Brayan Silva who is personally known to me.

My Commission Expires:



[Signature]  
Notary Public

City's Exhibit # 7



City's Exhibit #8

This instrument prepared by:

Ryan S. Gurnun, Esq.  
White & Case LLP  
200 South Biscayne Boulevard  
Suite 4900  
Miami, Florida 33131-2352

Tax Folio Number: 03-4108-006-2950

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this <sup>30<sup>th</sup></sup> day of September, 2015, by C/ALHAMBRA, LLC, a Florida limited liability company, whose address is 135 San Lorenzo Avenue, Suite 750, Coral Gables, Florida 33146 (the "Grantor") in favor of GC 290 ALHAMBRA LLC, a Florida limited liability company, whose address is 9600 N.W. 25<sup>th</sup> Street, Suite 2A, Doral, FL 33172 (the "Grantee").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Miami-Dade, State of Florida, as more particularly described on Exhibit "A" hereto (the "Land").

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Real property taxes, assessments and special district levies, for the year in which the closing occurs and for subsequent years;
2. Zoning and other regulatory laws and ordinances affecting the Land; and
3. Those certain restrictions, reservations, covenants, conditions, limitations, easements and instruments of record, without reimposition of the same.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described Land, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND Grantor hereby covenants with said Grantee that it is lawfully seized of the Land hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Land; that it hereby specially warrants the title to said Land and will defend the same against the lawful claims of any persons claiming by, through or under the said Grantor, but none others.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

WITNESSED BY:

GRANTOR:

*[Signature]*  
Name: Angela Herrera  
*[Signature]*  
Name: MARILYN GARBETT

C/ALHAMBRA, LLC, a Florida limited liability company

By: *[Signature]*  
K. Lawrence Gragg, President

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

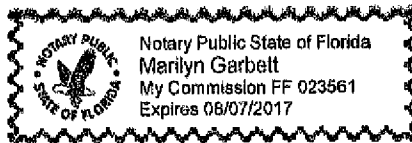
The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September, 2015, by K. Lawrence Gragg, as President of C/ALHAMBRA, LLC, a Florida limited liability company, on behalf of such company, who is personally known to me or has produced a driver's license as identification.

*[Signature]*  
Notary Public, State of Florida

MARILYN GARBETT  
Printed Name of Notary Public

My Commission expires:

(Notary Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 1, 2, 3 and 4, Block 28, CORAL GABLES SECTION "K", according to the plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company

GC 290 ALHAMBRA, LLC

### Filing Information

|                             |              |
|-----------------------------|--------------|
| <b>Document Number</b>      | L15000068552 |
| <b>FEI/EIN Number</b>       | 47-3758143   |
| <b>Date Filed</b>           | 04/20/2015   |
| <b>Effective Date</b>       | 04/20/2015   |
| <b>State</b>                | FL           |
| <b>Status</b>               | ACTIVE       |
| <b>Last Event</b>           | LC AMENDMENT |
| <b>Event Date Filed</b>     | 06/29/2015   |
| <b>Event Effective Date</b> | NONE         |

### Principal Address

9600 NW 25TH STREET  
SUITE 2A  
DORAL, FL 33172

### Mailing Address

9600 NW 25TH STREET  
SUITE 2A  
DORAL, FL 33172

### Registered Agent Name & Address

DEROSA, ANTHONY T  
9600 NW 25TH STREET  
SUITE 2A  
DORAL, FL 33172

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

GRANITE CAPITAL 4, LLC

9600 NW 25TH STREET  
Ste 2A  
DORAL, FL 33172

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2023        | 04/04/2023 |
| 2024        | 02/16/2024 |
| 2025        | 04/26/2025 |

Document Images

|                                                         |                                          |
|---------------------------------------------------------|------------------------------------------|
| <a href="#">04/26/2025 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">02/16/2024 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/04/2023 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/15/2022 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/16/2021 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/05/2020 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/08/2019 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/28/2018 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/05/2017 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/06/2016 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">06/29/2015 -- LC Amendment</a>              | <a href="#">View image in PDF format</a> |
| <a href="#">04/20/2015 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |

Recording Fees: \$ 171.50  
Doc Stamp Taxes: \$ 8,015.00

Prepared by and return to:  
Lori L. Moore, Esq.  
Roetzel & Andress, L.P.A.  
2320 First Street, Suite 1000  
Fort Myers, FL 33901  
(239) 337-3850  
File Number: 147013.0006

{space above this line for recording data}

**FLORIDA DOCUMENTARY STAMP TAXES IN THE AMOUNT SET FORTH AT THE TOP OF THIS PAGE ARE BEING PAID UPON RECORDATION OF THIS INSTRUMENT.**

**THIS SECURITY INSTRUMENT IS EXEMPT FROM FLORIDA INTANGIBLE PERSONAL PROPERTY TAX PURSUANT TO FEDERAL LAW AND THE PROVISIONS OF CHAPTER 199, FLORIDA STATUTES (SEE TAA NO. 05C2-004).**

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

THIS MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT (this "**Security Instrument**") is made effective as of the 9 day of January, 2023 (the "**Effective Date**"), between SUNCOAST CREDIT UNION, a federally insured state-chartered credit union, including its successors and/or assigns, as mortgagee ("**Lender**"), whose address is 6801 East Hillsborough Avenue, Tampa, FL 33610, and GC 290 ALHAMBRA, LLC, a Florida limited liability company, as mortgagor ("**Mortgagor**"), whose address is 9600 NW 25th Street, Suite 2A, Doral, FL 33172.

**WITNESSETH**

WHEREAS, pursuant to the terms of that certain Term Loan Agreement, dated of even date herewith, by and between Lender and Mortgagor (the "**Loan Agreement**"), Mortgagor and GRANITE CAPITAL 4, LLC, a Florida limited liability company (collectively, "**Borrowers**"), have become indebted to the Lender, and otherwise obligated to Lender, as described in Paragraph 2 below.

WHEREAS, Mortgagor desires to secure the prompt payment of the Indebtedness (as defined in Paragraph 2 below) and any additional indebtedness accruing to Lender on account of the future payments, advances or expenditures made by Lender as provided herein.

NOW THEREFORE, being in agreement with the foregoing recitals, Mortgagor, for itself and its successors and assigns, hereby grants to, and covenants with, Lender as follows:

1. **Grant of Security Interest and Lien.** Mortgagor, in consideration of the payments to Borrowers which Lender has made contemporaneously herewith or may make hereafter as well as the other obligations assumed by Borrowers to Lender as described in Paragraph 2 below, does

hereby GRANT, BARGAIN, MORTGAGE, SELL, PLEDGE AND ASSIGN unto Lender, its successors and assigns forever, certain real property situated in **Miami-Dade County, Florida**, which is more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference ("**Land**"), together with the following, whether now owned or hereafter acquired by Mortgagor: (a) all improvements now or hereafter attached to or placed, erected, constructed or developed on the Land ("**Improvements**"); (b) all water and water rights, timber, crops, and mineral interests pertaining to the Land; and (c) all machinery, apparatus, equipment, fittings, fixtures, furnishings, and other personal property and rights of any kind whatsoever, including, without limitation that certain property and those rights more particularly described on **Exhibit "B"** attached hereto and incorporated herein by reference (collectively, the "**Personal Property**"), whether now or hereafter acquired, attached to or used in or about the Improvements or that are necessary or useful for the complete and comfortable use and occupancy of the Improvements for the purposes for which they were or are to be attached, placed, erected, constructed or developed, or which Personal Property is or may be used in or related to the planning, development, financing or operation of the Improvements, and all renewals of or replacements or substitutions for any of the foregoing, whether or not the same are or shall be attached to the Land or Improvements. The above described property is collectively referred to herein as the "**Collateral**."

To have and to hold the Collateral, together with the rights, privileges and appurtenances thereto belonging, unto Lender and its successors and assigns forever, and Mortgagor hereby binds itself and its representatives, successors and assigns to warrant and forever defend the Collateral unto Lender and its successors and assigns, against the claim or claims of all persons claiming or to claim the same or any part thereof; subject to the Permitted Encumbrances described in **Exhibit "C"** attached hereto and made a part hereof (the "**Permitted Encumbrances**").

PROVIDED, HOWEVER, that these presents are upon the condition that if Mortgagor (a) shall pay or cause to be paid to Lender the principal and all interest payable in respect of the Indebtedness and any future advance made under this Mortgage and any other sums secured by this Mortgage, at the time and in the manner stipulated in the Note or this Mortgage or any other of the Loan Documents, all without any deduction or credit for taxes or other similar charges paid by Mortgagor, (b) shall punctually perform, keep and observe all and singular the covenants and promises in the Note and any future advance agreement(s), in any renewals, extensions or modifications thereof, and in this Mortgage or any other of the Loan Documents expressed to be performed, kept and observed by and on the part of Mortgagor, and (c) shall not permit or suffer to occur any default under this Mortgage or any other of the Loan Documents, then this Mortgage and all the interests and rights hereby granted, bargained, sold, conveyed, assigned, transferred, mortgaged, pledged, delivered, set over, warranted and confirmed shall cease, terminate and be void, but shall otherwise remain in full force and effect.

2. **Indebtedness and Obligations Secured.** This Security Instrument is given to secure all Indebtedness to Lender by Borrowers. The word "**Indebtedness**" as used in this Security Instrument means: (a) all indebtedness heretofore and hereafter created and evidenced by that certain Promissory Note, dated of even date herewith, made and delivered by Borrowers to Lender, in the principal amount of **TWO MILLION TWO HUNDRED NINETY THOUSAND AND NO/100THS DOLLARS (\$2,290,000.00)**, and any and all renewals, amendments, modifications,

increases, reductions and extensions thereof (the "**Note**"); (b) payment to Lender, as herein provided, of all sums heretofore and hereafter expended or advanced by Lender pursuant to any term or provision of this Security Instrument; and (c) performance of each and every one of the covenants, conditions and agreements contained in this Security Instrument, the Note, the Term Loan Agreement dated of even date herewith (the "**Loan Agreement**") between Lender, Borrowers and Guarantors (as defined in the Loan Agreement) and any other agreement, instrument, affidavit, certificate or document heretofore, now or hereafter given in connection with the closing of the loan evidenced by the Note (collectively, the "**Loan Documents**").

This Security Instrument is given to secure not only existing indebtedness, but also such future advances, to be made at the option of Lender, as are made within twenty (20) years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Security Instrument. The total amount of indebtedness that may be so secured may decrease or increase from time to time, but the total unpaid balance so secured at one time shall not exceed twice the face amount of the Note, plus interest thereon, and any disbursements made for the payment of taxes, levies or insurance on the Collateral, with interest on such disbursements at the default rate as provided in the Note.

3. **Warranties of Title.** Mortgagor holds good and marketable title in fee simple to the Land and Improvements and the same are free and clear from all conditions, restrictions, easements, liens and encumbrances whatsoever except property taxes not yet due and payable and the Permitted Encumbrances (which liens and encumbrances shall not be modified, refinanced or extended). Mortgagor will forever warrant and defend the same with the appurtenances above mentioned, unto Lender, its successors and assigns, against the lawful claims of all persons whomsoever, except as noted above. The Land and Improvements constitute the entirety of one or more complete tax parcels. Mortgagor has good and marketable title to the Personal Property, free and clear of any liens, charges, encumbrances, security interests and adverse claims whatsoever. If Lender's interest in the Collateral or any part thereof shall be endangered or attacked, Mortgagor hereby authorizes Lender, at Mortgagor's expense, to take all necessary steps for the defense of such interest, including the employment of counsel, the prosecution or defense of litigation, and the compromise or discharge of claims made against such interest. Lender agrees to provide notice to Mortgagor of a claim against Lender's interest and that Mortgagor shall have forty-five (45) days after the effective date of such notice to diligently pursue a cure of the claim. Sums so expended by Lender shall be charged against Mortgagor and collectible in accordance with the terms of this Security Instrument to the extent such sums are not actually paid or reimbursed to Lender under Lender's title policy.

4. **Payments.** Mortgagor shall cause Borrowers to promptly pay the principal evidenced by the Note and any other indebtedness which may accrue under this Security Instrument or any of the other Loan Documents, together with the interest and late charges on all of said indebtedness as the same shall become due and payable. Lender may apply and allocate partial payments as to principal, interest, late charges and other charges as Lender may elect in its sole discretion.

5. **Taxes, Assessments and Liens.** Mortgagor shall promptly pay before delinquency, all taxes, assessments, liens, charges, fines or impositions, general, local or special (hereinafter

collectively, "**Impositions**"), levied upon the Collateral, or any part thereof; or upon Lender's interest therein, or upon this Security Instrument or the indebtedness, by any duly or legally constituted public authority, municipality, county, state or the United States, and, exhibit evidence of the payment thereof to Lender within the earlier of fifteen (15) days thereafter or April 15 of each year; provided that Mortgagor, at Mortgagor's own cost and expense may, if it shall in good faith so desire, contest the validity or amount of any Impositions, in which event Mortgagor may defer the payment thereof for such period as such contest shall be actively prosecuted and shall be pending undetermined; provided further, however, that Mortgagor shall not allow any such Impositions so contested to remain unpaid for such length of time as shall permit all or any portion of the Collateral, or the lien thereon created by such item to be contested, to be sold by federal, state, county or municipal authority for the nonpayment thereof; and that pending any such contest Mortgagor shall furnish to Lender an indemnity bond secured by a deposit in cash or other security acceptable to Lender, in the amount of the tax or assessment being contested by Mortgagor plus a reasonable additional sum to pay all costs, interest and penalties which may be imposed or incurred in connection therewith.

If Mortgagor fails to make any timely payment of any Impositions, Lender may, at its option, require Mortgagor to thereafter deposit with Lender each month, in addition to making payments of principal and interest, until the Note are fully paid, an amount equal to one twelfth (1/12) of the yearly premiums for all taxes and/or insurance. Such deposits shall not be, nor deemed to be, trust funds, but may be commingled with the general funds of the Lender, and no interest shall be payable in respect thereof. Upon demand by Lender, Mortgagor shall deliver to Lender such additional monies as are necessary to make up any deficiencies in the amounts necessary to enable Lender to pay such taxes or premiums when due. In the event of default under any term, covenant or condition of the Note, this Security Instrument or any other instrument securing the Note to be performed or observed by Mortgagor, Lender may apply to the reduction of the sums secured hereby, in such manner as Lender shall determine, any amount under this paragraph remaining to Mortgagor's credit and any return premium received from cancellation of any insurance policy by Lender upon foreclosure of this Security Instrument.

6. **Repair and Alterations**. Mortgagor shall keep all Improvements now or hereafter erected on the Land in good condition and repair. All Improvements hereafter erected shall have been erected according to the plans and specifications therefor, which shall be subject to Lender's prior approval, and Mortgagor shall comply with the laws, ordinances, regulations and requirements applicable to the Collateral both during the construction of any Improvements on the Land and subsequent to the completion thereof. Mortgagor shall not remove, demolish or alter any of the Improvements now existing or hereafter constructed on the Land nor any of the Personal Property except when incident to the replacement of any of the items of Personal Property with items of like kind and value.

7. **Waste; Liens; Minerals**. Mortgagor shall not permit waste on or to the Land or Improvements. Mortgagor shall not permit the use of the Land or Improvements for any illegal purpose. Mortgagor shall not permit the Land or Improvements to be subjected to any superior or inferior lien or encumbrance, except as expressly permitted herein. No drilling or exploring for, or extraction, removal, or production of minerals from the surface or subsurface of the Land shall occur without Lender's prior written consent. "**Minerals**" as used herein shall include, without

limitation, oil, gas, casinghead gas, coal, lignite, hydrocarbons, methane, carbon dioxide, helium, uranium and all other natural elements and substances, including sand and gravel.

8. **Status Quo.** Except as otherwise expressly permitted herein, Mortgagor shall not sell, assign, mortgage, lease (except in the ordinary course of Mortgagor's business) or otherwise convey any part of the Collateral or any legal or equitable interest therein, or subdivide it or submit it to the condominium form of ownership without Lender's written consent, which may be withheld in Lender's sole discretion. Unless otherwise agreed in writing, Mortgagor shall not allow changes in the nature of the occupancy for which the Land and Improvements were intended at the time this Security Instrument was executed. Mortgagor shall not permit any change in the Land's zoning classification without Lender's prior written consent, which may be withheld in Lender's sole discretion.

Mortgagor shall abide by and enforce all easements and/or agreements: (a) providing for the utilization and cost sharing of common access to and from the Collateral and dedicated streets; (b) concerning the use of any sewer system or other utility; and (c) with any state, regional or local governmental agency relating to the rezoning of the Land, the construction of the Improvements or the providing for water and sewer services and other utilities. Mortgagor's material default under any such easements and/or agreements, or a material default thereunder by any other party thereto shall be a breach under this Security Instrument. Mortgagor's rights under any such easements and agreements shall accrue to Lender's benefit.

9. **Insurance and Indemnification.** Unless waived by Lender in writing, Mortgagor shall provide and keep in force at all times (or will cause to be obtained and maintained) the following policies of insurance:

a. Insurance against loss or damage to the Improvements and Personal Property caused by fire and any of the risks covered by insurance of the type now known as "coverage against all risks of physical loss", in an amount equal to one hundred percent (100%) of the replacement cost of the Improvements and Personal Property and sufficient to prevent the parties from becoming co-insurers, and on such other terms as are reasonably satisfactory to Lender;

b. Comprehensive broad form general liability insurance, insuring against any and all claims for bodily injury, death or property damage occurring on, in or about the Land and the Improvements;

c. Worker's compensation insurance for all of Mortgagor's employees engaged on or with respect to the Land and Improvements in such amounts as are reasonably satisfactory to Lender, or, if such limits are established by law, in such amounts;

d. During the course of any construction or development, builder's completed value risk insurance against "all risks of physical loss", including collapse and transit coverage, in such amounts and on such terms as are reasonably satisfactory to Lender; and

e. Such other insurance, including flood hazard coverage, if necessary, and in such amounts, as may from time to time be required by Lender against the same or other hazards.

Each insurance policy shall contain the insurer's endorsement that any loss shall be payable in accordance with the terms of such policy. Each policy shall contain the insurer's agreement that such policy shall not be cancelled or changed without at least thirty (30) days prior written notice delivered to Lender.

All such insurance policies and renewals thereof shall be written by companies acceptable to Lender, shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of, and in form acceptable to, Lender. Lender shall have the right to hold the policies, or binders thereof acceptable to Lender, and Mortgagor shall promptly furnish to Lender with all renewal notices and all receipts of paid premiums. At least thirty (30) days prior to the expiration date of any such policy, Mortgagor shall deliver to Lender a renewal policy, or binder thereof, in form satisfactory to Lender.

If Lender is made a party defendant to any litigation concerning this Security Instrument, the Collateral, or Mortgagor's occupancy thereof, then Mortgagor shall indemnify, defend and hold Lender harmless from all liability, cost and expense, including reasonable attorneys' fees and expenses, whether or not any such litigation is prosecuted to judgment. Mortgagor waives any and all right to claim or recover against Lender, its officers, employees, agents and representatives, for loss of or damage to Mortgagor, the Collateral, other property of Mortgagor or the property of others under control of Mortgagor from any cause insured against or required to be insured against by the provisions of this Security Instrument.

Mortgagor shall not obtain separate insurance concurrent in form or contributing in the event of loss with that required to be maintained hereunder unless Lender has approved the insurance company and the form and content of the insurance policy, including, without limitation, the naming thereon of Lender as a named insured with loss payable to Lender under a standard mortgagee and lender loss payee clause of the character described above. Mortgagor shall immediately notify Lender whenever any such separate insurance is obtained and shall promptly deliver to Lender copies of the policies or binders evidencing such insurance.

Mortgagor may insure the Collateral against the risks referred to herein under a policy of blanket insurance; provided, however, that any such blanket policy (i) shall specify the amount of the total insurance allocated to the Collateral, which amount shall be not less than the amount otherwise required to be carried hereunder; and (ii) shall in all other respects comply with the provisions of this Security Instrument.

Lender shall be entitled to receive all of the proceeds of said insurance and, in the event of a partial loss, as determined by Lender in its reasonable discretion, to the Collateral, Lender shall hold and apply such proceeds, without payment or allowance of interest thereon, toward the repair or replacement of the damaged or destroyed portion of the Collateral; provided, however, that the amount of said proceeds, plus any contributions or payments by Mortgagor, must be adequate to complete the repair or replacement work. In the event of a total loss, as determined by Lender in its reasonable discretion, or in the event restoration cannot or is not complete within three (3) months prior to the maturity date of the Note or within six (6) months of commencement, then Lender, at Lender's option, may apply all or part of such proceeds toward payment of the Indebtedness (the unpaid portion of the debt to remain in force). Notwithstanding anything else to the contrary herein, if an Event of Default has occurred or is occurring as of the date of the loss,

whether a partial or total loss, then Lender, at Lender's option, may apply all or part of such proceeds toward payment of Indebtedness (the unpaid portion of the debt to remain in force). Mortgagor authorizes and empowers Lender to settle or compromise claims under all such policies provided that the same shall be reasonable under the circumstances then existing and to demand, receive and receipt for all monies becoming payable thereunder, whether or not the policies are held by Mortgagor and whether or not they are made payable to Lender, and the companies issuing such insurance

If the insurance proceeds are held by Lender to reimburse Mortgagor for the cost of restoration and repair of the Collateral, the Collateral shall be restored to the equivalent of its original condition or such other condition as Lender may approve in writing. Lender may, at its option, condition disbursement of said proceeds on Lender's approval of such plans and specifications, cost estimates, architect's certificates, waivers of liens, sworn statements of mechanics and materialmen and such other evidence of costs, percentage completion of construction, application of payments, and satisfaction of liens as Lender may reasonably require. If the insurance proceeds are applied to the payment of the sums secured by this Security Instrument, any such application of proceeds shall not extend or postpone the due dates of the monthly installments referred to in the Note or change the amounts of such installments. If the Collateral is sold after Mortgagor's default hereunder or if Lender acquires title to the Collateral, Lender shall have all of the right, title and interest of Mortgagor in and to any insurance policies and unearned premiums thereon and in and to the proceeds resulting from any damage to the Collateral prior to such sale or acquisition.

10. **Further Assurances.** At the execution of this Security Instrument, Mortgagor shall furnish evidence of Mortgagor's title to the Collateral and from time to time hereafter as may be reasonably requested by Lender and Mortgagor shall promptly pay the cost of said title evidence. Within ten (10) days of Lender's written request, Mortgagor shall furnish a duly acknowledged written statement, setting forth the sums secured by this Security Instrument and any right of set-off, counterclaim or other defense which Mortgagor alleges to exist against such sums and obligations of this Security Instrument.

Upon Lender's request, Mortgagor will execute, acknowledge, deliver, file and record such further instruments and do such further acts as may be necessary, desirable or proper to carry out the purposes of the Loan Documents and to subject to the liens and security interests created thereby any property intended by the terms thereof to be covered thereby, including specifically, but without limitation, any renewals, additions, substitutions, replacements, improvements or appurtenances to the Collateral. Mortgagor further authorizes Lender, at Lender's option and in the event Mortgagor fails upon request of Lender, to execute, acknowledge, deliver, file and record such further instruments and do such further acts as may be necessary, desirable or proper to carry out the purposes of the Loan Documents and to subject to the liens and security interests created thereby any property intended by the terms thereof to be covered thereby, as attorney-in-fact for Mortgagor, to execute, acknowledge, deliver, file and record such further instruments and do such further acts as may be necessary, desirable or proper to carry out the purposes of the Loan Documents and to subject to the liens and security interests created thereby any property intended by the terms thereof to be covered thereby, including specifically, but

without limitation, any renewals, additions, substitutions, replacements, improvements or appurtenances to the Collateral, in Mortgagor's or Lender's name.

11. **Condemnation.** If all or any part of the Land or Improvements are damaged, taken or acquired, either temporarily or permanently, in any condemnation proceeding, or by exercise of the right of eminent domain, or, with Lender's consent, by any conveyance in lieu thereof, the amount of any award or other payment for such taking, or conveyance or damages made in consideration thereof, to the extent of the full amount of the then remaining unpaid indebtedness, is hereby assigned to Lender who is empowered to collect and receive the same and to give proper receipts therefor in the name of Mortgagor, and the same shall be paid forthwith to Lender. Any award or payment so received by Lender, may at the option of Lender, be retained and applied, in whole or in part, to the indebtedness (whether or not then due and payable) in such manner as Lender may determine, or released in whole or in part to Mortgagor upon terms satisfactory to Lender for the purpose of altering, restoring or rebuilding any part of the Collateral which may have been altered, damaged or destroyed as a result of such taking, alteration or proceedings, but Lender shall not be obligated to see to the application of any funds so released. Notwithstanding the foregoing, Lender hereby agrees that, in the event of a partial taking and provided further that (i) no Event of Default has occurred and is continuing; (ii) the repair, replacement or restoration of the Land and/or Improvements is feasible (as determined in Lender's reasonable judgment); and (iii) any funds in excess of condemnation proceeds necessary to complete the repair, replacement or restoration work in accordance with plans and specifications and budgets approved by Lender shall have been deposited by Mortgagor with Lender or Mortgagor provides evidence satisfactory to Lender, as determined in Lender's sole discretion, that such funds are available, then, with respect to any such partial taking, Lender shall hold such proceeds and disburse them toward the repair, replacement or restoration of the taken or affected portion of the Land and/or Improvements. Unless Mortgagor and Lender otherwise agree in writing, any such application of proceeds to the indebtedness shall not extend or postpone the due date of the monthly installments referred to in the Note or change the amount of such installments. If Mortgagor receives notice, written or unwritten, of any actual, intended or threatened condemnation or eminent domain proceeding, Mortgagor shall forthwith furnish a copy of such notice to Lender if such notice was written, or inform Lender in writing if such notice was unwritten. Mortgagor further authorizes Lender, at Lender's option and at Mortgagor's expense, as attorney-in-fact for Mortgagor, to commence, appear in and prosecute, in Mortgagor's or Lender's name, any action or proceeding relating to any condemnation or other taking of all or any part of the Collateral and to settle or compromise any claims in connection with such condemnation or other taking.

12. **Advances Secured by Lender.** Upon failure of Mortgagor to comply with any of these covenants and agreements as to the payment of taxes, assessments, insurance premiums, repairs, protection of the Collateral or Lender's lien thereon, and other charges and the costs of procurement of title evidence and insurance as aforesaid, Lender may, at its option, pay the same, and any sums so paid by Lender, together with the reasonable fees of counsel employed by Lender in consultation and in connection therewith, shall be charged against Mortgagor, shall be immediately due and payable by Mortgagor, shall bear interest at the default rate of interest, as defined in the Note, and shall be a lien upon the Collateral, and be secured by this Security Instrument, and may be collected in the same manner as the principal debt hereby secured.

13. **Subrogation.** Lender shall be subrogated for its further security to the lien, although released of record, of any and all encumbrances paid out of the proceeds of the loan secured by this Security Instrument; provided, however, that the terms and provisions hereof shall govern the rights and remedies of Lender and shall supersede the terms, provisions, rights, and remedies under the lien or liens to which Lender is subrogated hereunder.

14. **Security Agreement.** This Security Instrument is intended to be a security agreement pursuant to the Florida Uniform Commercial Code ("**UCC**") for any of the personal property and fixtures described in paragraph 1 hereof which may be subject to a security interest pursuant to the UCC, and Mortgagor hereby grants to Lender a security interest in said personal property and fixtures, whether said property is now existing or hereafter acquired, together with replacements, replacement parts, additions, repairs and accessories incorporated therein or affixed thereto and, if sold or otherwise disposed of; the proceeds (including insurance proceeds) thereof Mortgagor agrees and authorizes Lender to file and record any UCC financing statements covering said personal property and fixtures from time to time and in such form as Lender may require to perfect or maintain the priority of Lender's security interest with respect to said personal property and fixtures, and Mortgagor shall bear all costs thereof, including all UCC searches reasonably required by Lender. Mortgagor will not create or suffer to be created any other security interest in said personal property and fixtures, including replacements thereof and additions thereto. Upon the occurrence of any Event of Default as set forth in paragraph 17 hereof, Lender shall have the remedies of a secured party under the UCC and, at Lender's option, may also invoke the remedies provided herein with respect to such property.

15. **Assignment of Rents and Leases; Appointment of Receiver.**

a. Mortgagor hereby absolutely and unconditionally assigns, transfers and sets over unto Lender and Lender's successors and assigns, all present and future leases covering all or any part of the Collateral ("**Leases**"), together with any extensions or renewals thereof and any guarantees of any tenants' obligations thereunder, and all of the rents, royalties, bonuses, income, receipts, revenues, notes, issues and profits now due or which may hereafter become due under the Leases or any extensions or renewals thereof; as well as all moneys due and to become due to Mortgagor under the Leases for services, materials or installations supplied whether or not the same were supplied under the terms of the Leases, all liquidated damages following default under the Leases and all proceeds payable under any policy of insurance covering loss of rents resulting from untenability caused by damage to any part of the Collateral (such rents, income, receipts, revenues, issues, profits and other moneys assigned hereby are hereinafter collectively called "**Rents**"), together with any and all rights and remedies which Mortgagor may have against any tenant under any of the Leases or others in possession of the Collateral or any part thereof for the collection or recovery of Rents so assigned. Mortgagor is hereby expressly permitted to enter into Leases of the Collateral subject to the terms and conditions contained herein. Prior to an Event of Default (as hereinafter defined) Mortgagor shall have a license to collect and receive all Rents as trustee for the benefit of Lender and Mortgagor.

b. Mortgagor hereby represents, warrants and agrees that:

1) Mortgagor has good title to the Leases and Rents hereby assigned and has the right, power and capacity to make this assignment and no person or entity other than Mortgagor has or will have any right, title or interest in or to the Leases or Rents.

2) Mortgagor will, at Mortgagor's sole cost and expense, perform and discharge all of the obligations and undertakings of the landlord under the Leases and give prompt notice to Lender of any failure to do so. Mortgagor will use all reasonable efforts to enforce or secure the performance of each and every obligation and undertaking of the tenants under the Leases and will appear in and prosecute or defend any action or proceeding arising under, or in any manner connected with, the Leases or the obligations and undertakings of the tenants thereunder.

3) Mortgagor will not (1) pledge, transfer, mortgage or otherwise encumber or assign the Leases or the Rents; (2) waive, excuse, condone or in any manner release or discharge any tenant under any of the Leases; (3) disaffirm, cancel, terminate or consent to any surrender of any of the Leases; (4) modify, extend or in any way alter the terms of any of the Leases so as to materially reduce or diminish or postpone the payments of Rents; (5) renew or extend any of the Leases, except pursuant to terms in existing Leases; (6) permit any assignment of any of the Leases unless required by the terms of any Leases existing as of the date hereof; or (7) anticipate Rents more than thirty (30) days prior to accrual.

4) Mortgagor will give immediate notice to Lender of any notice Mortgagor receives from any tenant under the Leases, specifying any claimed default by any party under the Leases.

5) No settlement for damages for termination of any of the Leases under the Federal Bankruptcy Code, or under any other federal, state, or local statute, shall be made without the prior written consent of Lender, which consent may be withheld in Lender's sole discretion, and any check in payment of such damages shall be made payable to both Mortgagor and Lender. Mortgagor hereby assigns any such payment to Lender, to be applied to the indebtedness as Lender may elect, and agrees to endorse any check for such payment to the order of Lender.

6) Upon request of Lender, Mortgagor shall use good faith efforts to obtain and deliver to Lender a subordination and attornment agreement from each tenant under the Leases and such estoppel certificates as Lender shall reasonably request.

c. Lender shall not be obligated to perform or discharge any obligation or duty to be performed or discharged by Mortgagor under any of the Leases and Mortgagor hereby agrees to indemnify Lender for, and to save Lender harmless from, any and all liability, damage or expense arising from any action or inaction of Mortgagor with respect to the Leases or with respect to this assignment, including, without limitation, claims by tenants for security deposits or for rental payments more than one (1) month in advance and not delivered to Lender. All amounts indemnified against hereunder, including reasonable attorneys' fees, if paid by Lender shall bear interest at the Default Rate of Interest, as defined in the Note, and shall be payable by Mortgagor immediately without demand and shall be secured hereby. This assignment shall not place responsibility for the control, care, management, or repair of the Collateral upon Lender, or make

Lender responsible or liable for any negligence in the management, operation, upkeep, repair or control of same resulting in loss or damage or injury or death to any party.

d. Upon the occurrence of an Event of Default as hereinafter defined:

1) All Rents assigned hereunder shall be paid directly to Lender, and Lender may notify the tenants under the Leases (or any other parties in possession of the Collateral) to pay all of the Rents directly to Lender at the address specified on page 1 hereof; for which this assignment shall be sufficient warrant;

2) Lender shall have the right, as permitted by law, to forthwith enter and take possession of the Collateral and to manage, operate, lease and develop the same; to collect as hereunder provided all or any Rents payable under the Leases; to make repairs as Lender deems appropriate; and to perform such other acts in connection with the management, operation, development, leasing and construction of the Collateral as Lender, in its sole discretion, may deem proper; and

3) Lender shall have the right to forthwith enter into and upon the Collateral and take possession thereof; and to appoint an agent, or in the event of the institution of foreclosure proceedings to have a receiver appointed regardless of the adequacy of Lender's security, enter upon and take and maintain full control of the Collateral in order to perform all acts necessary and appropriate for the operation and maintenance thereof including, but not limited to, the execution, cancellation or modification of leases, the collection of all Rents and revenues of the Collateral, the making of repairs to the Collateral and the execution or termination of contracts providing for the management or maintenance of the Collateral, all on such terms as are deemed best to protect the security of this Mortgage. In the event Lender elects to seek the appointment of a receiver for the Collateral, Mortgagor hereby expressly consents to the appointment of such receiver. Lender or the receiver shall be entitled to receive a reasonable fee for so managing the Collateral. Lender or the receiver shall have access to the books and records used in the operation and maintenance of the Collateral and shall be liable to account only for those Rents actually received.

In the event that Lender shall pursue its remedies under subsection 2 or 3 above, the net income, after allowing a reasonable fee for the collection thereof and the management of the Collateral, may be applied toward the payment of taxes, assessments, insurance premiums, repairs, protection of the Collateral or Lender's lien thereon, and other charges against the Collateral and the costs of procurement of such insurance and of evidence of title to the Collateral, or any of them, or in the reduction of the indebtedness and the payment of interest as Lender may elect. If the Rents are not sufficient to meet the costs, if any, of taking control of and managing the Collateral and collecting the Rents, any funds expended by Lender for such purposes shall become indebtedness of Mortgagor to Lender secured by this Security Instrument. Unless Lender and Mortgagor agree in writing to other terms of payment, such amounts shall be payable upon demand from Lender to Mortgagor and shall bear interest from the date of disbursement at the Default Rate of Interest stated in the Note.

The exercise or failure to exercise any of the above remedies shall not in any way preclude or abridge the right of Lender to foreclose this Security Instrument or to take any other

legal or equitable action thereon. Lender shall have such rights or privileges as aforesaid regardless of the value of the Collateral given as security hereunder, and regardless of the solvency or insolvency of any party bound for the payment of the indebtedness or the other sums hereby secured.

Mortgagor hereby authorizes and directs the tenants under the Leases to pay Rents to Lender upon written demand by Lender, without further consent of Mortgagor, and the tenants may rely upon any written statement delivered by Lender to the tenants. Any such payment to Lender shall constitute payment to Mortgagor under the Leases.

16. **No Waiver.** The failure of Lender to exercise any option to declare maturity of the principal debt or any other sums hereby secured under any provision of any of the Loan Documents, or to forbear from exercising any right or remedy available to Lender under any provision of any of the Loan Documents, shall not be taken or deemed a waiver of the right to exercise such option, right or remedy, or declare such maturity as to such past, continuing or subsequent violation of any of the covenants and agreements of any of the Loan Documents. Acceptance by Lender of partial payments shall not constitute a waiver of any Event of Default, as hereinafter defined. From time to time, Lender may, at Lender's option, without giving notice to or obtaining the consent of Mortgagor, Mortgagor's successors or assigns, any junior lienholder or any guarantor of any portion of the indebtedness ("**Guarantor**"), without liability on Lender's part and notwithstanding Mortgagor's breach of any covenant or agreement of Mortgagor in this Security Instrument, extend the time for payment of the indebtedness, or any part thereof; reduce the payments thereon, release anyone liable on any of said indebtedness, accept a renewal note or notes therefor, modify the terms and time of payment of said indebtedness, release from the lien of this Security Instrument any part of the Collateral, take or release other or additional security, reconvey any part of the Collateral, consent to any map or plan of the Collateral, consent to the granting of any easement, join in any extension or subordination agreement, agree in writing with Mortgagor to modify the rate of interest or period of amortization of the Note, or change the amount of the monthly installments payable thereunder. Any actions taken by Lender pursuant to the terms of this Section shall not affect the obligation of Mortgagor or Mortgagor's successors or assigns to pay the sums secured by this Security Instrument and to observe the covenants of Mortgagor contained herein, shall not affect the guaranty of any Guarantor, pursuant to any guaranty executed in connection herewith ("**Guaranty**") and shall not affect the lien or priority of lien of this Security Instrument on the Collateral. Mortgagor shall pay Lender a reasonable service charge, together with such title insurance premiums and attorney's fees as may be incurred at Lender's option for any such action if taken at Mortgagor's request.

17. **Default.** The term "**Event of Default**" shall mean the occurrence of any one or more of the following:

- a. A failure by Borrowers to make any payment of principal or interest, or any combination thereof, on the Note within fifteen (15) days of the due date;
- b. Mortgagor's breach of any provision hereof; or
- c. The occurrence of an Event of Default as defined in the Loan Agreement or the Note.

Lender agrees to provide notice to Mortgagor of any Event of Default and an opportunity to cure the same as provided in the Loan Agreement.

18. **Inspection.** Any person authorized by Lender shall have the right to enter upon and inspect the Collateral at all reasonable times. Lender shall, however, have no duty to make such inspections. Any inspection of the Collateral by Lender shall be entirely for its benefit, and Mortgagor shall in no way rely or claim reliance thereon.

19. **Parcels; Waiver of Marshalling.** In the event of foreclosure of the lien of this Security Instrument, the Collateral may be sold in one or more parcels or as an entirety as Lender may elect. Notwithstanding the existence of any other security interests in the Collateral held by Lender or by any other party, Lender shall have the right to determine the order in which any or all of the Collateral shall be subjected to the remedies provided herein. Lender shall have the right to determine the order in which any or all portions of the indebtedness are satisfied from the proceeds realized upon the exercise of the remedies provided herein. Mortgagor, any party who becomes liable for Mortgagor's obligations and covenants under this Security Instrument, and any party who now or hereafter acquires a security interest in the Collateral, or any portion thereof, hereby waives any and all right to require the marshalling of assets in connection with the exercise of any of the remedies permitted by applicable law or provided herein.

20. **Costs of Collection.** Mortgagor hereby agrees to pay to Lender all costs of foreclosing this Security Instrument, and all costs of collecting and securing, and of attempting to collect and to secure, the Note, including, without limitation, reasonable attorneys' fees, appraisers' fees, court costs, notice charges and title insurance charges, whether such attempt be made by suit or in bankruptcy; and said costs and any other sums due Lender by virtue of this Security Instrument or the Note may be included in any judgment or decree rendered.

21. **Notice.** Except as otherwise expressly provided in any of the Loan Documents, any notice required or permitted to be given hereunder shall be in writing and shall be considered properly given if mailed by first class United States mail, postage prepaid, registered or certified with return receipt requested to the intended addressee. Notice so mailed shall be effective upon its deposit provided it is ultimately received. Notice given in any other manner shall be effective only if and when actually received by the addressee. For purposes of notice, the addresses of Mortgagor and Lender shall be as set forth on page 1 of this Security Instrument; provided however that either party shall have the right to change such party's address for notice hereunder to any other location within the continental United States by giving of thirty (30) days' notice to the other party.

22. **Subordinate Security Instruments.** Mortgagor will not, without the prior written consent of Lender, which consent may be withheld in Lender's reasonable discretion, grant or permit to be created any lien, security interest or other encumbrance (hereinafter called a "**Subordinate Security Instrument**") covering any of the Collateral other than Permitted Encumbrances (which shall not be modified, financed or extended). If Lender consents to a Subordinate Security Instrument or if the foregoing prohibition is determined by a court of competent jurisdiction to be unenforceable, any such Subordinate Security Instrument shall contain express covenants to the effect that:

a. The lien of the Subordinate Security Instrument and all instruments incorporated therein by reference is and always shall be unconditionally subordinate to the lien of this Security Instrument and to all advances made pursuant to, and sums secured by, this Security Instrument; and this Security Instrument and all instruments incorporated herein by reference may be renewed, extended, restructured, modified, increased or reinstated at any time without giving notice to or obtaining the consent of the Subordinate Security Instrument holder;

b. If any action shall be instituted to foreclose or otherwise enforce the Subordinate Security Instrument, no tenant of any of the Leases will be named as a party defendant, and no action will be taken which would terminate any occupancy or tenancy without the prior written consent of Lender;

c. In the event of any conflict between the covenants and agreements of this Security Instrument and the Subordinate Security Instrument, the covenants and agreements of this Security Instrument shall prevail;

d. Rents, if collected by or for the holder of the Subordinate Security Instrument, shall be applied first to the payment of the indebtedness and expenses incurred in the ownership, operation and maintenance of the Collateral in such order as Lender may determine, prior to being applied to any indebtedness secured by the Subordinate Security Instrument;

e. A copy of any notice of default under the Subordinate Security Instrument and written notice and opportunity to cure of not less than thirty (30) days prior to the commencement of any action to foreclose or otherwise enforce the Subordinate Security Instrument will be given to Lender; and

f. The holder of the Subordinate Security Instrument shall acknowledge the existence of the indebtedness secured hereby and further acknowledge that the lien of this Security Instrument shall at all times be and remain superior and prior to the lien of the Subordinate Security Instrument to the extent of the entire indebtedness secured hereby notwithstanding any change in the rate of interest being charged under the Note.

23. **Hazardous Substance Compliance and Indemnification.** Mortgagor hereby expressly represents, warrants and covenants to Lender that: (i) neither Mortgagor nor, to the actual knowledge of Mortgagor, any other person has used or permitted any Hazardous Substances, as hereinafter defined, to be placed, held, stored or disposed on the Collateral or any portion thereof; in violation of any Environmental Laws, as hereinafter defined; (ii) the Collateral, to the actual knowledge of Mortgagor, does not now contain any Hazardous Substance in violation of any Environmental Laws; and (iii) Mortgagor, so long as any of the indebtedness secured by this Security Instrument remains unpaid, shall not allow any Hazardous Substances to be placed, held, stored or disposed on the Collateral or any portion thereof or incorporated into any improvements to be constructed on the Land except for those Hazardous Substances used by Mortgagor or tenants of the Property in the ordinary and customary course of business and in compliance with all Environmental Laws. The term "**Hazardous Substance**" shall mean any hazardous, toxic or dangerous waste, substance or material defined as such in or for the purpose of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 USC §9601 et. seq., the Resource Conservation and Recovery Act, as amended, 42 USC §6901 et. seq., the

Hazardous Materials Transportation Act, as amended, 49 USC §6901 et. seq., the Federal Water Pollution Control Act, as amended (including, but not limited to, the Clean Water Act), 33 USC §1251 et. seq., the Clean Air Act, as amended, 42 USC 7401 et. seq., the Toxic Substances Control Act, as amended, 15 USC §2601 et. seq., the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III), as amended, 42 USC §11001 et. seq., the Safe Drinking Water Act, as amended, 42 USC §300(f) et. seq., the Federal Insecticide, Fungicide and Rodenticide Act, as amended, 7 USC §136 et. seq., the Occupational Safety and Health Act, as amended, 29 USC §651 et. seq., any so-called “Superfund” or “Super-Lien” law, or any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulations, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, now or at any time hereafter in effect (collectively the “**Environmental Laws**”).

24. **Miscellaneous**. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders. If any provision of this Security Instrument is illegal, or hereafter rendered illegal, or is for any other reason void, voidable or otherwise unenforceable, or hereafter rendered void, voidable or otherwise unenforceable, the remainder of this Security Instrument shall not be affected thereby but shall be construed as if it does not contain such provision. Each right and remedy provided in this Security Instrument is distinct and cumulative to all other rights or remedies under this Security Instrument or afforded by law or equity, and may be exercised concurrently, independently or successively, in any order whatsoever. This Security Instrument shall be governed by and construed under the laws of the State of Florida.

25. **Release of Collateral**. If Mortgagor shall well and truly pay to Lender, its successors and assigns, the Indebtedness secured hereby (including, without limitation, all advances heretofore and hereafter made pursuant to the Note or this Security Instrument), and shall fully keep and perform all of the conditions and agreements to be by Mortgagor kept, done and performed, then this Security Instrument shall be void; otherwise it shall remain in full force and effect in law and equity forever.

*[remainder of page intentionally left blank]*

*[signature and notary acknowledgement on following page]*

.

(signature page to Mortgage, Assignment of Leases and Rents and Security Agreement)

IN WITNESS WHEREOF, Mortgagor has executed this Security Instrument as of the Effective Date.

**MORTGAGOR:**

GC 290 ALHAMBRA, LLC, a Florida limited liability company

By: GRANITE CAPITAL 4, LLC, a Florida limited liability company, its Manager

By: Anthony T. DeRosa  
Anthony T. DeRosa, Manager

Edward Gertz  
Witness #1 Signature (as to both)

Edward Gertz  
Witness #1 Printed Name

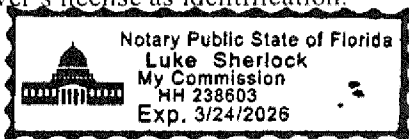
Whe Sherlock  
Witness #2 Signature (as to both)

Whe Sherlock  
Witness #2 Printed Name

By: Phyllis S. McHenry  
Phyllis S. McHenry, Manager

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8<sup>th</sup> day of January, 2023, by ANTHONY T. DeROSA and PHYLLIS S. McHENRY, as Managers of GRANITE CAPITAL 4, LLC, a Florida limited liability company, as Manager of GC 290 ALHAMBRA, LLC, a Florida limited liability company, on behalf of said companies, who ☒ are personally known to me OR who ☐ have produced a driver's license as identification.



NOTARY RUBBER STAMP SEAL  
OR EMBOSSED SEAL

Whe Sherlock  
Notary Public

Whe Sherlock  
Printed Name of Notary Public

Commission No.

Expiration Date

**EXHIBIT "A"**

(Land)

Lots 1, 2, 3 and 4, Block 28, CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.

**EXHIBIT "B"****(Personal Property)**

1. All machinery, apparatus, equipment, fittings, fixtures, furniture, furnishings and other personal property of any kind whatsoever now owned or hereafter acquired, and located on or used in connection with the Land whether or not attached to the Land or Improvements, and including all trade, domestic and ornamental fixtures and articles of personal property of every kind and nature whatsoever now owned or hereafter acquired, including, but without limiting the generality of the foregoing, all electrical heating, air conditioning, freezing, lighting, laundry, incinerating and power equipment; engines; pipes; pumps; tanks; motors; conduits; switchboards; plumbing; lifting; cleaning; fire prevention; fire extinguishing; refrigeration; ventilating and communications apparatus; boilers; rangers; furnaces; oil burners or units thereof; appliances; air-cooling and air-conditioning apparatus; vacuum cleaning systems; elevators; escalators; shades; awnings; screens; storm doors and windows; stoves; wall beds; refrigerators; attached cabinets; partitions; ducts and compressors; rugs and carpets; draperies; furniture and furnishings. Notwithstanding the foregoing, the above shall not include any such property owned by any tenants under the terms of their respective leases except to the extent that Mortgagor has a right or interest therein.
2. All building materials and equipment now or hereafter delivered to and intended to be installed in or on the Land or the Improvements or submerged lands, including but not limited to lumber, plaster, cement, shingles, roofing, plumbing, fixtures, pipe, lath, wallboard, cabinets, nails, sinks, toilets, furnaces, heaters, air conditioners, brick, tile, water heaters, screens, window frames, glass doors and windows, flooring, paint, lighting fixtures and unattached refrigerating, cooking, heating, air conditioning and ventilating appliances and equipment; together with all proceeds, additions and accessions thereto and replacements thereof.
3. All of Mortgagor's interest as lessor in and to all leases or rental arrangements, heretofore made and entered into, and in and to all leases or rental arrangements hereafter made and entered in to by Mortgagor during the life of the security agreements or any extension or renewal thereof, together with all rents and payments in lieu of rents, together with any and all guarantees of such leases or rental arrangements and including all present and future security deposits and advance rentals.
4. All proceeds from any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of the street, or (c) any other injury to, taking of, or decrease in the value of the Land.
5. All proceeds (including, without limitation, premium refunds) of each policy of insurance now or hereafter provided relating to the Land or the Improvements and all proceeds or sums payable for the loss or damage to the Land or the Improvements.
6. All contracts and contract rights relating to the Land or the Improvements arising from contracts entered into in connection with development, construction upon, operation of or sale of the Land, including without limitation, engineer's and/or architect's contracts, drawings,

plans, specifications, general contracts, floor plans, franchise agreements, contracts for the purchase of furniture, fixtures and equipment, construction contracts, addenda and modifications, and any agreements for deed and installment land contracts.

7. All deposits (including, without limitation, security deposits and utility deposits), bank accounts, funds, documents, contract rights, accounts, accounts receivable, commitments, construction contracts, architectural agreements, general intangibles (including, without limitation, trademarks, trade names, copyrights and symbols), tax credits, instruments, notes and chattel paper arising from or by virtue of any transactions related to the Land or the Improvements or relating directly or indirectly to the ownership, occupancy, use, operation, and maintenance of the Land and Improvements or the construction of the Improvements.
8. All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Land, the Improvements or the Personal Property or relating to the ownership, use and operation of the Land or the Improvements.
9. All plans and specifications for the Improvements.
10. All hotel, motel, cottage or rental unit room revenues however designated including, but not limited to, designations as charges, fees, rents and similar.
11. All of Mortgagor's accounts (whether checking, savings or some other account), or securities now or hereafter in the possession of or on deposit with Lender or with any parent company or affiliate of Lender.
12. All proceeds arising from or by virtue of the sale, lease or other disposition of the Land or the Improvements or any portion thereof or interest therein.
13. All right, title and interest of Mortgagor in and to all streets, roads, public places, easements and rights-of-way, existing or proposed, public or private, adjacent to or used in connection with, belonging or pertaining to the Land.
14. All consumer goods located in, on or about the Land or the Improvements or used in connection with the use or operation thereof.
15. All rights, hereditaments and appurtenances pertaining to any of the foregoing.
16. Other interests of every kind and character, including, without limitation, other assets of personal property, that Mortgagor now has or at any time hereafter acquires in and to the Land and Improvements described herein and all property that is used or useful in connection therewith, including rights of ingress and egress and all reversionary rights or interests of Mortgagor with respect to such property.

**EXHIBIT "C"**

**(Permitted Encumbrances)**

Permitted encumbrances are those shown on Schedule B, Section II, of the final Mortgagee Title Insurance Policy of Westcor Land Title Insurance Company issued pursuant to its Title Commitment effective dated October 10, 2022 and bearing File No. 22-080299.

**NOTICE OF LIEN  
FOR WATER AND SEWER SERVICE FILED BY  
MIAMI-DADE WATER AND SEWER DEPARTMENT**

CFN: 20240731821 BOOK 34423 PAGE 1537  
DATE:09/26/2024 08:35:08 AM  
JUAN FERNANDEZ-BARQUIN  
CLERK OF THE COURT & COMPTROLLER  
MIAMI-DADE COUNTY, FL

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

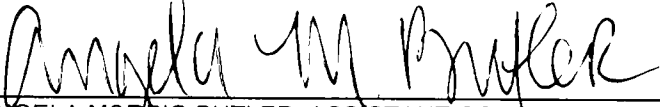
PROPERTY OWNER: **GC 290 ALHAMBRA LLC**

ADDRESS:**280 ALHAMBRA CIR**

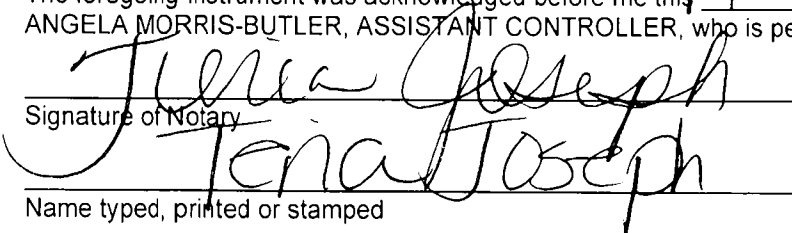
BEFORE ME, the undersigned authority, personally appeared the Manager of the Miami-Dade Water and Sewer Department who, being duly sworn, states that pursuant to the provisions of Sections 32-93 and 32-94 of the Code of Miami-Dade County, as amended, it is hereby certified that water and/or sewer service was furnished to the following described real property:

**CORAL GABLES SEC K PB 8-33 LOTS 1 TO 4 INC BLK 28**

and bills for this service in the amount of **\$526.29** have remained unpaid for at least 60 days after the final bill date for water and sewer charges. These charges, along with late charges, recording fees, and interest accruing at the rate of 8% per annum, constitute a special assessment lien on the above described real property until the lien is satisfied by payment of all charges to the Miami-Dade Water and Sewer Department. Said lien is equal in rank and dignity with the liens of County ad valorem taxes and superior in rank and dignity to all other liens, encumbrances, titles, and claims in, to or against the subject real property.

  
ANGELA MORRIS-BUTLER, ASSISTANT CONTROLLER  
MIAMI-DADE WATER AND SEWER DEPARTMENT  
P.O. BOX 330316, MIAMI, FLORIDA 33233-0316

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September 2024 by  
ANGELA MORRIS-BUTLER, ASSISTANT CONTROLLER, who is personally known to me and who did not take an oath.

  
Signature of Notary

Name typed, printed or stamped



This instrument prepared by:  
LOURDES LUIS, LIEN UNIT SUPERVISOR  
MIAMI-DADE WATER AND SEWER DEPARTMENT  
P.O. BOX 330316, MIAMI, FLORIDA 33233-0316

Batch Number       9337  
Premise Note ID     9605383835  
Account Number     5909989306  
Lien SA ID           5908764061  
8/28/2024