



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/12/2017

Property Information	
Folio:	03-4108-007-3300
Property Address:	2309 PONCE DE LEON BLVD Coral Gables, FL 33134-5407
Owner	PONCE REAL EST INVESTMENTS LLC
Mailing Address	2631 PONCE DE LEON BLVD CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,520 Sq Ft
Lot Size	3,000 Sq.Ft
Year Built	1936



Assessment Information			
Year	2016	2015	2014
Land Value	\$480,000	\$480,000	\$460,000
Building Value	\$304,000	\$304,000	\$225,000
XF Value	\$0	\$0	\$0
Market Value	\$784,000	\$784,000	\$685,000
Assessed Value	\$710,088	\$645,535	\$586,850

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$73,912	\$138,465	\$98,150

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

Short Legal Description
CORAL GABLES SEC L PB 8-85 LOT 5 & N5FT LOT 6 BLK 33 LOT SIZE 30 000 X 100 OR 16937-0121 0995 4 (2)

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$710,088	\$645,535	\$586,850
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$784,000	\$784,000	\$685,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$710,088	\$645,535	\$586,850
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$710,088	\$645,535	\$586,850

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/08/2011	\$775,000	27891-2752	Qual on DOS, multi-parcel sale
09/01/1995	\$0	16937-0121	Sales which are disqualified as a result of examination of the deed

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

Version:

CITY'S
EXHIBIT 1

2309 Ponce de Leon Boulevard

<p><u>Owner (Registered Agent)</u> Ponce Real Estate Investments, LLC c/o Michael Kashtan Registered Agent c/o Kerdyk Real Estate 2631 Ponce de Leon Blvd Coral Gables, FL 33134-6002</p>	<p><u>First Mortgagee</u> Frank Lynn, as Trustee of the Frank Lynn Revocable Trust under Agreement dated September 19, 1995 as amended and restated on October 2, 2001 1607 Ponce de Leon Blvd, PH-D Coral Gables, FL 33134</p>
<p><u>Second Mortgagee</u> Professional Bank 396 Alhambra Circle, Suite 255 Coral Gables, FL 33134-4012</p>	<p><u>Construction Lienholder (Registered Agent)</u> Hallmark Construction Enterprises, LLC c/o Eric Alfredson Registered Agent 9835-16 Lake Worth Rd, #119 Lake Worth, FL 33467</p>
<p><u>Construction Lienholder (Registered Agent)</u> Hallmark Construction Enterprises, LLC PO Box 540067 Lake Worth, FL 33454-0067</p>	

2309 PONCE DE LEON BLVD





Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-14-04-3871	04/30/2014	2309 PONCE DE LEON BLVD	BOA PRELIMINARY/MED BONUS/FINAL	***COMMERCIAL*** INTERIOR / AC UNIT \$100000	final	05/02/2014	04/20/2015	0.00
AB-14-07-4242	07/31/2014	2309 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	**COM* REV (ZONING) SIGN (SOBLO) \$950	final	07/31/2014	05/01/2015	0.00
AB-16-07-7142	07/20/2016	2309 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *INTERIOR/ EXTERIOR ALTERATIONS (BLOCKING IN ONE EXTERIOR DOOR OPENING/ DOOR TO REMAIN) \$48,000	final	07/21/2016	09/28/2016	0.00
AB-16-07-7272	07/21/2016	2309 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	**COM** (SUPERCUTS) AWNING RECOVER (4) / COLOR: BLACK CANVAS - \$800	final	08/01/2016	04/12/2017	0.00
AB-16-07-7509	07/26/2016	2309 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	COMM * SIGNS (SUPERCUTS) - ILLUMINATED REVERSE PAN WALL SIGN/ VINYL WINDOW SIGNS \$1,200	issued	08/01/2016		0.00
BL-13-12-3021	12/27/2013	2309 PONCE DE LEON BLVD	DEMOLITION	COMMERCIAL INTERIOR DEMO (ONLY) (SOBLO A BLOWDRY SALON) \$7,300	final	01/21/2014	04/30/2015	0.00
BL-14-05-2965	05/13/2014	2309 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	***COMMERCIAL*** INTERIOR ALTERATIONS/EXTERIOR ALTERATIONS- AC UNIT (SO-BLO SALON) \$100,000	final	07/22/2014	04/20/2015	0.00
BL-14-06-2304	06/04/2014	2309 PONCE DE LEON BLVD	DEMOLITION	ASBESTOS REMOVAL & ABATEMENT \$8,100	final	06/10/2014	07/02/2014	0.00
BL-14-08-2620	08/12/2014	2309 PONCE DE LEON BLVD	SIGNS	(1) ILLUMINATED TENANT SIGN (SOBLO) \$950	final	04/22/2015	05/01/2015	0.00
BL-16-01-2630	01/25/2016	2309 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	INTERIOR ALTERATIONS - BUILD OUT (SUPERCUTS) \$45,000 REVISION-RV1607728-BLOCKING UP ONE EXTERIOR DOOR OPENING TO SCOPE OF WORK- INSPECTIONS UNDER THIS PERMIT	final	04/14/2016	09/28/2016	0.00
BL-16-08-5649	08/02/2016	2309 PONCE DE LEON BLVD	SIGNS	(1) TENANT SIGN (SUPERCUTS)\$1,200	issued	10/21/2016		0.00

CITY'S

EXHIBIT

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CE-11-11-4747	11/01/2011	2309 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/01/2011	11/01/2011	0.00
EL-11-10-6135	10/05/2011	2309 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	2 SOCKETS FOR EXTERIOR LIGHTING \$750	final	10/05/2011	10/13/2011	0.00
EL-14-01-2279	01/16/2014	2309 PONCE DE LEON BLVD	ELEC POOL / SPA / FOUNTAIN		canceled		01/16/2014	0.00
EL-14-01-2280	01/16/2014	2309 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	CANCELLED	canceled		04/29/2015	0.00
EL-14-02-2535	02/18/2014	2309 PONCE DE LEON BLVD	STREAMLINED LOW VOLTAGE ALARM PERMIT	STREAMLINED LOW VOLTAGE ALARM PERMIT	final	02/18/2014	05/04/2015	0.00
EL-14-05-3202	05/16/2014	2309 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	20 LIGHT SOCKETS; 96 FEET RACK LIGHT; 30 ROUGH IN OUTLETS; 13 COMMERCIAL OUTLETS AND 10 TONS A/C	final	08/13/2014	12/16/2014	0.00
EL-14-08-2981	08/18/2014	2309 PONCE DE LEON BLVD	ELEC POOL / SPA / FOUNTAIN		canceled		08/18/2014	0.00
EL-14-08-2983	08/18/2014	2309 PONCE DE LEON BLVD	ELEC SIGNS	**COMM* (1) ILLUMINATED TENANT SIGN (SOBLO)	final	04/22/2015	05/01/2015	0.00
EL-16-03-5495	03/02/2016	2309 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR ALTERATIONS - BUILD OUT (SUPERCUTS) 20 LIGHTS; 21 ROUGH OUTLETS; 40 FEET TRACK AND 17 COMMERCIAL OUTLETS	final	05/05/2016	06/03/2016	0.00
EL-16-08-5756	08/03/2016	2309 PONCE DE LEON BLVD	ELEC SIGNS	ILUMINATED REVERSE PAN WALL SIGN & VINYL WINDOW SIGNS (SUPERCUTS)\$1,200	Issued	04/12/2017		0.00
EX-15-04-5481	04/28/2015	2309 PONCE DE LEON BLVD	PERMIT EXTENSION	PERMIT RENEWAL BL- 13-12-3021 (SOBLO A BLOWDRY SALON)	final	04/28/2015	04/28/2015	0.00
HI-12-03-8818	03/22/2012	2309 PONCE DE LEON BLVD	LETTER OF HISTORIC SIGNIFICANCE	LETTER ALSO FOR: 2315 PONCE DE LEON BLVD.	final	04/16/2012	04/16/2012	0.00
ME-14-05-3873	05/27/2014	2309 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INTERIOR ALTERATIONS, ABANDON REAR PACKAGE UNIT. INSTALL TWO 5 TON SPLIT SYSTEMS, DUCTWORK AND VENTILATION.	final	08/26/2014	04/08/2015	0.00
ME-16-03-5526	03/02/2016	2309 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL LNEW DUCTWORK TO EXISTING UNITS. ADD SMOKE DETECTORS , ONE NEW EXHAUST FAN AND ONE DRYER VENT.	final	04/27/2016	06/06/2016	0.00
PL-14-01-2290	01/16/2014	2309 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR DEMO (ONLY) (SOBLO A BLOWDRY SALON) ***CANCELL*** SEE PL 14053210 FOR INSPECTIONS	canceled		04/29/2015	0.00
PL-14-05-3210	05/16/2014	2309 PONCE DE LEON	PLUMB COMMERCIAL / RESIDENTIAL	PLUMBING WORK FOR ***COMMERCIAL*** INTERIOR ALTERATIONS	final	08/07/2014	04/16/2015	0.00

		BLVD	WORK	(SO-BLO SALON)					
PL-16-03-5633	03/03/2016	2309 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR ALTERARTIONS - BUILD OUT (SUPERCUTS)	final	04/26/2016	06/02/2016	0.00	
PU-13-05-1709	05/28/2013	2309 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 00010507	final	06/07/2013	06/07/2013	0.00	
PW-14-09-3222	09/25/2014	2309 PONCE DE LEON BLVD	SIDEWALK REPLACEMENT PERMIT	SIDEWALK REPLACEMENT	final	10/20/2014	04/22/2015	0.00	
RC-17-04-1576	04/11/2017	2309 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1936) CONSTRUCTION REGULATION BOARD CASE #17-5960 AND UNSAFE STRUCTURES FEE	approved			980.63	
RV-13-12-1929	12/06/2013	2309 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION COLOR CHANGE FROM WHITE TO EXT WALLS SW 6142 (TAUPE) & DECORATIVE BANDS SW 6140 (LT BEIGE)	final	12/06/2013	12/06/2013	0.00	
RV-14-10-2161	10/03/2014	2309 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION (BUILDING , MECHANICAL, ELECTRICAL)	final	10/14/2014	10/14/2014	0.00	
RV-14-11-4073	11/13/2014	2309 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION (PLUMBING)	final	04/07/2015	04/07/2015	0.00	
RV-16-07-7528	07/26/2016	2309 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION-BLOCKING UP ONE EXTERIOR DOOR OPENING TO SCOPE OF WORK-INSPECTIONS UNDER MASTER PERMIT	final	09/26/2016	09/26/2016	0.00	
SD-14-10-2814	10/14/2014	2309 PONCE DE LEON BLVD	SHOP DRAWINGS	*** TAKEOVER #1 *** SHOP DRAWINGS DOOR	final	04/07/2015	04/07/2015	0.00	
UP-16-01-2631	01/25/2016	2309 PONCE DE LEON BLVD	UPFRONT FEE	**UPFRONT FEE** INTERIOR ALTERARTIONS - BUILD OUT (SUPERCUTS) \$45,000	final	02/29/2016	02/29/2016	0.00	
ZN-13-07-2027	07/31/2013	2309 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN/PAINT EXT WALLS SW 6142 (TAUPE) & DECORATIVE BANDS SW 6140 (LT BEIGE) \$2,000	final	07/31/2013	01/24/2014	0.00	
ZN-14-01-2807	01/27/2014	2309 PONCE DE LEON BLVD	DUMPSTER / CONTAINER	DUMPSTER	final	01/31/2014	01/31/2014	0.00	
ZN-15-03-4958	03/23/2015	2309 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PAINTING A/C UNIT ON ROOF TOP SW 6140 (OFF WHITE) & SW 6142 (KHAKI) \$750	final	03/23/2015	04/22/2015	0.00	
ZN-16-08-5650	08/02/2016	2309 PONCE DE LEON BLVD	AWNING / CANOPY - RECOVER	AWNING RECOVER (2) / COLOR: BLACK CANVAS (SUPERCUTS) - \$800	final	10/28/2016	04/12/2017	0.00	

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



City of Coral Gables
Fire Department
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	SUPERCUTS #90475	Inspection Date:	4/7/2017
Address:	2309 Ponce De Leon Boulevard	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Jamie Haro 305-460-5563
Suite:		Occ. Sq. Ft.:	1200

No violations noted at this time.

Company Representative:



4/7/2017 10:41:12 AM
Signature valid only in mobile-eye documents

navaro
4/7/2017

Inspector:



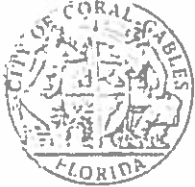
Jamie Haro
4/7/2017 11:43:02 AM
Signature valid only in mobile-eye documents

Jamie Haro
4/7/2017

CITY'S

EXHIBIT

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The City of Coral Gables

Development Services Department

CITY HALL, 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3931 9043 5169

PONCE REAL EST INVESTMENTS LLC
C/O MICHAEL KASHIFAN
4000 PONCE DE LEON BLVD, SUITE
CORAL GABLES, FL 33134

RE: 2309 PONCE DE LEON BLVD, CORAL GABLES, FL
FOLIO # 03-4108-007-3300
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1936.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(1), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

In the event repairs or modifications are found to be necessary resulting from the recertification inspection, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter for the owner to obtain the necessary permits and perform the repairs. Recertification will take place once a revised Report is submitted and all required permits are closed.

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: http://www.miamidade.gov/pa/property_recertification.asp The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S

Composite

EXHIBIT

4

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

~~YONCE REAL EST INVESTMENTS LLC~~
C/O MICHAEL KASHTAN
4000 PONCE DE LEON BLVD, 8 FLR
CORAL GABLES, FL 33134



9590 9402 1194 5246 9257 52

2. Article Number (transfer from service label)

9171082133393190435169

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Elton Eastman* Agent
 Addressee

B. Received by (Printed Name)

ELTON EASTMAN

C. Date of Delivery

4/28/16

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

2016 Receipt

Domestic Return Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.

Petitioner,

Case No. 17-5960

vs.

PONCE REAL ESTATE INVESTMENTS, LLC

c/o Michael Kashtan

c/o Kerdyk Real Estate

2631 Ponce de Leon Boulevard

Coral Gables, Florida 33134-6002

Return receipt number:

91 7108 2133 3932 6150 7368

Respondent.

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

Date: April 28, 2017

Re: **2309 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-5407, and legally described as Lot 5 & N5ft Lot 6, Block 33, of CORAL GABLES SECTION L, according to the Plat thereof, as recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-007-3300 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

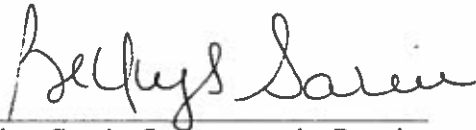
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on May 15, 2017, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.



Belkys Garcia, Secretary to the Board

ADA NOTICES

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

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

C:

Frank Lynn, 1607 Ponce de Leon Boulevard, PH-D, Coral Gables, Florida 33134
Professional Bank, 396 Alhambra Circle, Suite 255, Coral Gables, Florida 33134-4012
Hallmark Construction Enterprises, LLC, c/o Eric Alfredson, 9835-16 Lake Worth Road, #119, Lake Worth, Florida 33467
Hallmark Construction Enterprises, LLC, P.O. Box 540067, Lake Worth, Florida 33454-0067



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 17-5960

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2309 Ponce de Leon Blvd, ON 4-28-17
AT 9:50 AM.

JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of April, in
the year 2017, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

2309 PONCE DE LEON BOULEVARD





CFN 2011R0762107
 OR Bk 27891 Pgs 2752 - 2753 (2pgs)
 RECORDED 11/10/2011 16:03:03
 DEED DOC TAX 4,650.00
 SURTAX 3,487.50
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
 STEVEN FRISCHER, ESQ.
 7600 Red Road, Suite 305
 South Miami, FL 33143
 (305) 662-2615

STATUTORY WARRANTY DEED
 Section 689.02, Florida Statutes

THIS INDENTURE,

Made this 8 day of November 2011, BETWEEN, FRANK LYNN, a single man, individually and as Trustee of THE FRANK LYNN REVOCABLE TRUST under Agreement dated September 19, 1995 as amended and restated on October 2, 2001, party of the first part, and PONCE REAL ESTATE INVESTMENTS LLC, a Florida limited liability company, party of the second part. The post office address for the party of the second part is:

WITNESSETH, the party of the first part, acting under authority granted by the trust agreement known as the FRANK LYNN REVOCABLE TRUST under Agreement dated September 19, 1995 as amended and restated on October 2, 2001 and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration paid by the party of the second part, the receipt of which is hereby acknowledged, does grant, bargain, sell, alien, release, remise, convey, confirm, and transfer to the said party of the second part, his heirs, successors and assigns in fee simple forever, the following described land situate, and being in the County of Miami-Dade, State of Florida, to wit:

Lots 5 and 6, Block 33, Revised Plat of Coral Gables, Section L, according to the Plat thereof, as recorded in Plat Book 8, at Page 85, of the Public Records of Miami-Dade County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution for the State of Florida, nor is it contiguous to or part of homestead property. Grantor's residence and homestead address is: 1607 Ponce de Leon Blvd., PH-D, Coral Gables, FL 33134

SUBJECT TO: comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; un-platted public utility easements of record; a Purchase Money First Mortgage and real property taxes levied in 2011 and subsequent years.

Property Appraiser's Parcel Identification Number is:
03-4108-007-3310 and 03-4108-007-3300

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first written above.

Signed, sealed and delivered in

The presence of:

Steven Frischer
Print name: Steven Frischer

Frank Lynn
FRANK LYNN,
individually and as Trustee of the
FRANK LYNN REVOCABLE
TRUST under Agreement dated
September 19, 1995 as amended and
restated on October 2, 2001
1607 Ponce de Leon Blvd., PH-D
Coral Gables, Fl 33134

Julie Tejera
Print name: Julie Tejera

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

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, FRANK LYNN, as Trustee of the FRANK LYNN REVOCABLE TRUST under Agreement dated September 19, 1995 as amended and restated on October 2, 2001, who has produced personally known as identification and being first duly sworn, he executed the foregoing Warranty Deed and acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at Miami-Dade County, Florida, this 8 day of November 2011.

Steven L. Frischer
Notary Public, State of Florida

My commission expires:





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CORPORATIONS
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Detail by Entity Name

Florida Limited Liability Company
PONCE REAL ESTATE INVESTMENTS LLC

Filing Information

Document Number	L11000092367
FEI/EIN Number	45-3959754
Date Filed	08/11/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/18/2011
Event Effective Date	NONE

Principal Address

2631 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

Changed: 01/09/2012

Mailing Address

2631 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

Changed: 01/09/2012

Registered Agent Name & Address

KASHTAN, MICHAEL
C/O Kerdyk Real Estate
2631 Ponce de Leon Blvd.
CORAL GABLES, FL 33134

Address Changed: 01/23/2017

Authorized Person(s) Detail

Name & Address

Title MGRM

KERDYK, WILLIAM NJR
2631 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

Title MGRM

TRIA, BARBARA
2631 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2015	03/29/2015
2016	02/16/2016
2017	01/23/2017

Document Images

01/23/2017 -- ANNUAL REPORT	View image in PDF format
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01/21/2013 -- ANNUAL REPORT	View image in PDF format
01/09/2012 -- ANNUAL REPORT	View image in PDF format
11/18/2011 -- LC Amendment	View image in PDF format
08/15/2011 -- LC Amendment	View image in PDF format
08/11/2011 -- Florida Limited Liability	View image in PDF format



CFN 2011R0762108
 DR Bk 27891 Pgs 2754 - 2761: (8pgs)
 RECORDED 11/10/2011 16:03:03
 MTG DOC TAX 2,012.50
 INTANG TAX 1,150.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
 Steven Frischer, Esq.
 7600 Red Road, Suite 305
 South Miami, FL 33143

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OF THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$ 518,388.93 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE DEED

THIS MORTGAGE DEED executed this 4th day of November 2011 by PONCE REAL ESTATE INVESTMENTS LLC, a Florida limited liability company, whose mailing address is ^{3300 Ponce de Leon} ~~Coral Gables FL~~, hereinafter called the Mortgagor, to FRANK LYNN, as Trustee of the FRANK LYNN REVOCABLE TRUST under Agreement dated September 19, 1995 as amended and restated on October 2, 2001, whose post office address is 1607 Ponce de Leon Blvd., PH-D, Coral Gables, FL 33134, hereinafter called the Mortgagee.

WHEREAS, the said Mortgagor is justly indebted to said Mortgagee in the principal sum of six hundred thousand dollars (\$ 575,000.00) as evidenced by the Promissory Note of even date herewith, executed by the Mortgagor, a copy of which is attached hereto as EXHIBIT "A" (hereinafter referred to as the "Note") .

NOW, THIS INDENTURE WITNESSETH, that the said Mortgagor to better secure the payment of the principal sum set out in said Promissory Note, and interest thereon, and in consideration thereof, and for other valuable considerations, has granted, bargained and sold and by these presents does grant, bargain and sell to the Mortgagee and to its successors and assigns forever, all those certain parcels or pieces of land lying and being in the County of Miami-Dade, State of Florida, more particularly described as follows : SEE EXHIBIT "B" ATTACHED HERETO

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise thereunto appertaining and the rents, issues and profits thereof, and also all the estate, right, title, interest and all claim and demand whatsoever, as well in laws as in equity, of Mortgagor in and to the same, including but not limited to:

All rents, issues, profits, revenues, royalties, rights and benefits derived from the premises from time to time accruing, whether under leases or tenancies, or contracts of sale and deposits of good faith money, now existing or hereafter created, reserving to Mortgagor, however, so long as Mortgagor is not in default hereunder, the right to receive and retain such rents, issues and profits.

TO HAVE AND TO HOLD the above granted and described premises to Mortgagee, its successors and assigns, forever, and Mortgagor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever: provided always that if Mortgagor shall pay to Mortgagee that certain, Promissory Note above described and shall perform all other covenants' and conditions of said Promissory Note, and of any renewal, extension or modification thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

AND the Mortgagor, for themselves and their successors and assigns, hereby covenants and agrees:

1. To pay all and singular, the principal and interest and other sums of money payable by virtue of the aforementioned Promissory Note and this Mortgage, or either, promptly when due.

THIS INSTRUMENT PREPARED BY
AND UPON RECORDING RETURN
TO:

Carlos E. Padron, Esq.
Vila, Padron & Diaz
201 Alhambra Circle, Suite 1200
Coral Gables, Florida 33134

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (the "Mortgage") is executed this 22 day of July, 2016, by PONCE REAL ESTATE INVESTMENTS LLC, a Florida limited liability company (hereinafter referred to as "Borrower/Mortgagor"), whose address is 2631 Ponce De Leon Blvd., Coral Gables, FL 33134, in favor of PROFESSIONAL BANK, a Florida banking corporation (hereinafter referred to as "Mortgagee"), whose address is 396 Alhambra Circle, Suite 255, Coral Gables, FL 33134 ("Mortgagor" and "Mortgagee", as used herein, shall include the heirs, personal representatives, successors and assigns thereof, and shall refer to the singular or plural, masculine or feminine, as the context may require.)

WITNESSETH:

To secure payment of the obligations of Mortgagor to Mortgagee in the principal sum of SEVEN HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$750,000.00) (the "Loan"), and any and all renewals, modifications or extensions thereof, and to secure performance by Borrower of all of its obligations to Mortgagee, Mortgagor does hereby mortgage, grant, sell, bargain, remise and convey to Mortgagee the following described parcels of property located in Miami-Dade County, Florida, as more particularly described on Exhibit "A", attached hereto and made a part hereof (the "Property").

TOGETHER WITH all the right, title and interest of the Mortgagor in and to any and all buildings, improvements and appurtenances now standing or at any time hereafter constructed or placed on the Property, or any part or parts thereof, including without limitation, all partitions, screens, awnings, window shades, dynamos, motors, engines, elevators, call systems, fire apparatus, plumbing, ventilating, gas and electric light fixtures, machinery, appliances, apparatus, fittings and fixtures of every kind in any building now or hereafter erected on the Property; together with the rents, issues and profits thereof;

TOGETHER WITH the personal property now or hereafter situated and located in or appurtenant to said building or buildings on the Property, and all other furniture, furnishings and equipment now or hereafter owned by Mortgagor, and/or used or employed, or to be used or employed in connection with any business owned, conducted, operated or controlled by the Mortgagor on the Property, or any part thereof;

TOGETHER WITH all and singular the easements, hereditaments, rights of way, appendages and appurtenances to the Property and belonging or in anywise appertaining thereto, and all the right, title and interest of the Mortgagor in and to any and all streets, ways, alleys, strips or gores of land adjoining the Property, or any part thereof;

TOGETHER WITH all and singular the reversion or reversions, remainder or remainders in and to the Property, and every part and parcel thereof; and, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both at law and in equity, of said Mortgagor, in and to the said real and personal property, and every part and parcel thereof, together with any appurtenances thereto.

(All of the foregoing shall hereinabove and hereinafter be collectively referred to as the "Property".)

AND, Mortgagor, as additional security to, and for the better protection of, the Mortgagee, has and by these presents does hereby grant, bargain, sell, assign, transfer and set over unto the Mortgagee all and singular the rents, income, issues, profits and

Note to Recordors Office: All documentary stamps and intangible tax due in connection with the indebtedness evidenced by the Note are being paid upon the recordation of this instrument.

Professional Bank (FDIC # 58862)

Active Insured Since September 8, 2008

Data as of: April 5, 2017

Professional Bank is an active bank

FDIC Certificate#:	58862	Established:	September 8, 2008	Corporate Website:	
Headquarters:	396 Alhambra Circle, Suite 255 Coral Gables, FL 33134 Miami-Dade County	Insured:	September 8, 2008	Consumer Assistance:	http://www.professionalbankfl.com
		Bank Charter Class:	Member of the Federal Reserve System	Contact the FDIC about:	http://www.FederalReserveConsumerHelp
Locations:	2 domestic in 1 states, 0 in territories, and 0 in foreign locations	Regulated By:	Federal Reserve Board		

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

Showing 1 to 2 of 2 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
471112		Professional Bank	396 Alhambra Circle, Suite 255	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	09/08/2008	
548610	2	San Remo Branch Office	1567 San Remo Avenue	Miami-Dade	Coral Gables	FL	33146	Full Service Brick and Mortar Office	01/27/2014	

AFTER RECORDING - RETURN TO:
Hallmark Construction Ent LLC
9835-16 Lake Worth Rd. #119
Lake Worth, Fl 33487



CFN 2016R0270796
OR BK 30068 Pg 1479 (1Pgs)
RECORDED 05/09/2016 14:12:46
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

PERMIT NUMBER BL-16-01-2630

NOTICE OF COMMENCEMENT

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description of the property & street address, if available) TAX FOLIO NO.: 03-4108-007-3300
SUBDIVISION _____ BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT _____
2309 Ponce De Leon, Coral Gables, Florida 33134

2. GENERAL DESCRIPTION OF IMPROVEMENT:
Interior renovations to existing tenant space

3. OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:
a. Name and address: Regis Corporation, 7201 Metro Blvd, Minneapolis, MN 55439
b. Interest in property _____
c. Name and address of fee simple titleholder (if different from Owner listed above): _____

4. a. CONTRACTOR'S NAME: Hallmark Construction Enterprises, LLC
Contractor's address: 9835-16 Lake Worth Rd, #119, Lake Worth, Fl 33487 b. Phone number: 561-586-7864

5. SURETY (if applicable, a copy of the payment bond is attached):
a. Name and address: _____
b. Phone number: _____ c. Amount of bond \$ _____

6. a. LENDER'S NAME: _____
Lender's address: _____ b. Phone number: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:
a. Name and address: _____
b. Phone numbers of designated persons: _____
8. a. In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lender's Notice as provided in Section 713.13 (1) (b), Florida Statutes.
b. Phone number of person or entity designated by Owner: _____
9. Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): _____, 20____

WARNING TO OWNER - ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

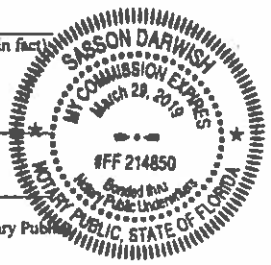
Theresa Kondzalka
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager)

Theresa Kondzalka, Project Mgr.
(Print Name and Provide Signatory's Title/Office)

State of Florida
County of Dade

The foregoing instrument was acknowledged before me this 6 day of May, 2016
by Theresa Kondzalka as Project Manager
(name of person) (type of authority, ...e.g. officer, trustee, attorney in fact)
for _____
(name of party on behalf of whom instrument was executed)

Personally Known or Produced Identification _____ Type of Identification Produced _____
Sasson Darwish
(Signature of Notary Public)
(Print, Type, or Stamp Commissioned Name of Notary Public)



Rev 10-15-12



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Detail by Entity Name

Florida Limited Liability Company
HALLMARK CONSTRUCTION ENTERPRISES, LLC

Filing Information

Document Number L07000021752
FEI/EIN Number 20-8609149
Date Filed 02/26/2007
State FL
Status ACTIVE

Principal Address

9835-16 Lake Worth Rd
Suite 119
LAKE WORTH, FL 33467

Changed: 01/05/2013

Mailing Address

PO BOX 540067
LAKE WORTH, FL 33454

Changed: 02/08/2008

Registered Agent Name & Address

ALFREDSON, ERIC
9835-16 Lake Worth Rd
Suite 119
LAKE WORTH, FL 33467

Address Changed: 01/05/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

ALFREDSON, ERIC
9835-16 Lake Worth Rd
Suite 119
LAKE WORTH, FL 33467

Annual Reports

Report Year	Filed Date
2015	04/06/2015
2016	03/25/2016
2017	04/05/2017

Document Images

04/05/2017 -- ANNUAL REPORT	View image in PDF format
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04/02/2012 -- ANNUAL REPORT	View image in PDF format
03/28/2011 -- ANNUAL REPORT	View image in PDF format
04/20/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
02/08/2008 -- ANNUAL REPORT	View image in PDF format
02/26/2007 -- Florida Limited Liability	View image in PDF format