



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/12/2017

Property Information	
Folio:	03-4108-009-3581
Property Address:	1510 SALZEDO ST Coral Gables, FL 33134-3900
Owner	SALZEDO APTS REPH LLC
Mailing Address	13054 SW 133 CT MIAMI, FL 33186 USA
PA Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,009 Sq.Ft
Lot Size	6,985 Sq.Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$488,950	\$384,175	\$349,250
Building Value	\$162,847	\$146,562	\$50,384
XF Value	\$0	\$0	\$0
Market Value	\$651,797	\$530,737	\$399,634
Assessed Value	\$483,556	\$439,597	\$399,634

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$168,241	\$91,140	

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

Short Legal Description
CORAL GABLES DOUGLAS SEC PB 25-69 LOT 10 & S 13.5 FT LOT 11 BLK 34 LOT SIZE 63.500 X 110 OR 18212-1691 0798 1 COC 22655-3326 07 2004 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	
Taxable Value	\$483,556	\$439,597	\$399,634
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$651,797	\$530,737	\$399,634
City			
Exemption Value	\$0	\$0	
Taxable Value	\$483,556	\$439,597	\$399,634
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$483,556	\$439,597	\$399,634

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/30/2011	\$100	27919-0218	Corrective, tax or QCD; min consideration
10/13/2010	\$1,552,000	27485-2583	Qual on DOS, multi-parcel sale
07/01/2004	\$940,675	22655-3326	Sales which are qualified
07/01/1998	\$250,000	18212-1691	Sales which are qualified

CITY'S

EXHIBIT

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:

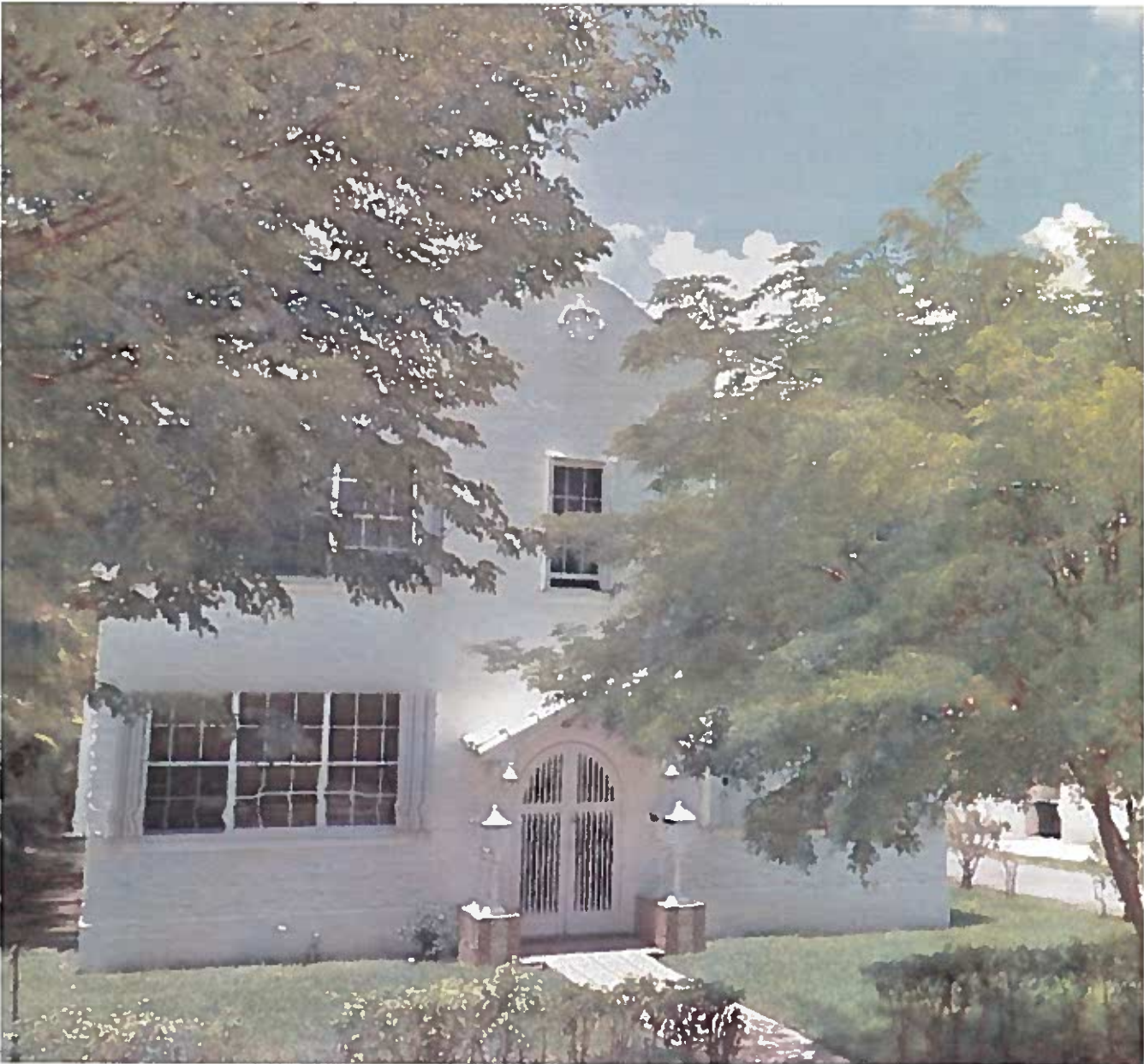
<http://www.miamidade.gov/propertysearch/>

4/12/2017

1510 Salzedo Street

<p><u>Owner</u> Salzedo Apts Reph, LLC 780 NW 42 Ave Ste 300 Miami, FL 33126-5540</p>	<p><u>Owner (Registered Agent)</u> Salzedo Apts Reph, LLC c/o Interamerican Corporate Services, LLC Registered Agent 2525 Ponce de Leon Blvd., Ste 1225 Coral Gables, FL 33134-6049</p>
<p><u>First Mortgagee</u> Ocean Bank 780 NW 42 Ave Miami, FL 33126-5540</p>	

1510 SALZEDO STREET





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
CE-10-08-4506	08/23/2010	1510 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH (1510 SALZEDO ST.)	final	08/23/2010	08/23/2010	0.00
CE-11-09-6915	09/23/2011	1510 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/23/2011	09/23/2011	0.00
HI-08-10-1144	10/20/2008	1510 SALZEDO ST	CERTIFICATE OF APPROPRIATENESS - STANDARD	PAINT	final	12/14/2011	12/14/2011	0.00
PU-11-05-6128	05/13/2011	1510 SALZEDO ST	PUBLIC RECORDS SEARCH	REQ COPY OF RECERTIFICATION CRM INV 013333	final	05/13/2011	05/13/2011	0.00
RC-17-04-1582	04/11/2017	1510 SALZEDO ST	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1926) CONSTRUCTION REGULATION BOARD CASE #17-5964 AND UNSAFE STRUCTURES FEE	approved			980.63
ZN-08-10-1007	10/17/2008	1510 SALZEDO ST	PAINT / RESURFACE FL / CLEAN	CANCELLED - CLEAN, PAINT EXT - WHITE \$1,000	final	10/20/2008	11/20/2009	0.00
ZN-09-11-2369	11/20/2009	1510 SALZEDO ST	PAINT / RESURFACE FL / CLEAN	EXT PRESSURE CLEAN & PAINT WHITE \$1,000	final	11/23/2009	12/03/2009	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'S

EXHIBIT 2



**City of Coral Gables
Fire Department**

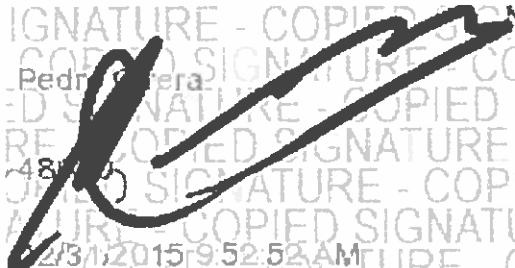
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

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:	1510 Salzedo St. Apartments - 4 units	Inspection Date:	12/31/2015
Address:	1510 Salzedo Street	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

**Company
Representative:**


Pedro Cirera
12/31/2015 9:52:52 AM
Signature valid only in mobile-eyes documents

Pedro Cirera
12/31/2015

Inspector:


Leonard Veight
12/31/2015 9:52:52 AM
Signature valid only in mobile-eyes documents

Leonard Veight
12/31/2015

CITY'S

EXHIBIT 3



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3931 9002 6916

SALZEDO APTS REPH LLC
2525 PONCE DE LEON BLVD #1225
CORAL GABLES, FL 33134

RE: 1510 SALZEDO ST, CORAL GABLES, FL
FOLIO # 03-4108-009-3581
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1926.

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

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

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


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

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

Sincerely,

Peter J. Iglestas, P.E.
Building Official

CITY'S Composite
EXHIBIT 4

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature</p> <p>X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																	
<p>1. Article Addressed to:</p> <p>SALZEDO APTS REPH LLC</p> <p>2525 PONCE DE LEON BLVD #1225</p> <p>CORAL GABLES, FL 33134</p>  <p>9590 9402 1194 5246 9252 40</p>	<p>B. Received by (Printed Name)</p> <p><i>D. Pinder</i></p>	<p>C. Date of Delivery</p> <p><i>4/28/16</i></p>																
<p>2. Article Number (Transfer from service label)</p> <p><i>9171082133393190026916</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>																	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																	
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																	
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																	
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise																	
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																	
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																	
<input type="checkbox"/> Insured Mail																		
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																		

2016 Receipt

Domestic Return Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-5964

vs.

SALZEDO APTS. REPH, LLC
780 N.W. 42nd Avenue, Suite 300
Miami, Florida 33126-5540

Return receipt number:
91 7108 2133 3932 6150 7382

Respondent.

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

Date: April 28, 2017

Re: **1510 Salzedo Street**, Coral Gables, Florida 33134-3900, and legally described as Lot 10 & S 13.5ft Lot 11, Block 34, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-3581 ("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.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 17-5964

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1510 SALZEDO ST, ON 4-28-17
AT 10:10 a.m.

EDUARDO MARTIN
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 20 17, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1510 SALZEDO STREET



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES
Petitioner

Case No. 17-5964

vs.

SALZEDA APN, RFP, LLC
760 N.W. 42nd Avenue, Suite 300
Miami, Florida 33126-5540

Return receipt number
95 7206 8283 8932 6580 7388

Respondent

**NOTICE OF UNLAWFUL STRUCTURE VIOLATION FOR A SINGLE-FAMILY HOME
AND NOTICE OF HEARING**

Date: April 28, 2017

Re: 1510 Salzedo Street, Coral Gables, Florida 33134 (herein and legally described as Lot 10, Block 5, Subdivision 10, Block 34, of CORAL GABLES TRUST, according to the plat thereof, as recorded in Plat Book 25, Page 407, of the Public Records of Dade County, Florida, and having been partitioned into Lots 10-34, 35-41 ("Property").

The City of Coral Gables ("City") Planning Department has completed the records relating to the structure in accordance with Article III, Chapter 103 of the City Code, pertaining to unapproved structures, and Sections 5-11, of the Miami-Dade County Code, as applicable to the City, pertaining to unapproved structures. The structure in hereby declared unapproved by the Planning Director and is prohibited under Sections 5-11, of the Miami-Dade County Code, the failure to comply with the requirements and provisions 5-11, of the City Code, the failure to comply with the requirements and provisions 5-11, of the Miami-Dade County Code, or the failure to comply with the requirements and provisions 5-11, of the Miami-Dade County Code.

Therefore, this notice is set for hearing before the City's Administration, Department 2000 ("Board") in the Commission on Planning and Community Development, City of Coral Gables, 2000 Biscayne Blvd., Miami, Florida 33134, on May 16, 2017, at 10:00 AM. The Board will consider the case and determine whether the structure is unlawful under the City Code and the Miami-Dade County Code. The Board may also determine whether the structure is a public nuisance under the City Code and the Miami-Dade County Code. The Board may also determine whether the structure is a safety hazard under the City Code and the Miami-Dade County Code. The Board may also determine whether the structure is a fire hazard under the City Code and the Miami-Dade County Code. The Board may also determine whether the structure is a health hazard under the City Code and the Miami-Dade County Code. The Board may also determine whether the structure is a nuisance under the City Code and the Miami-Dade County Code. The Board may also determine whether the structure is a violation of the City Code and the Miami-Dade County Code. The Board may also determine whether the structure is a violation of the City Code and the Miami-Dade County Code. The Board may also determine whether the structure is a violation of the City Code and the Miami-Dade County Code.



CFN 2011R0820986
 OR Bk 27919 Pgs 0218 - 2217 (4pgs)
 RECORDED 12/07/2011 14:48:54
 DEED DOC TAX 0.60
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
 JAY A. STEINMAN, ESQ.
 CARLTON FIELDS, P.A.
 100 SE SECOND STREET, SUITE 4200
 MIAMI, FLORIDA 33131-9101

Property Appraiser's Parcel I.D. No.:
 See Exhibit "A"

CORRECTIVE

SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED made this 31 day of November, 2011, between SALZEDO DEVELOPMENT INVESTMENTS, LLC., a dissolved Florida limited liability company, having an address at 1313 Ponce de Leon Boulevard, Suite 201, Coral Gables, Florida 33134 ("Grantor"), to SALZEDO APTS REPH, LLC, a Florida limited liability company, having an address at 780 NW 42nd Avenue, Suite 300, Miami, Florida 33126 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid by Grantee, and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, transfers, delivers, and conveys unto the Grantee, all that certain real property situated in Miami-Dade County, State of Florida, to-wit (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes for the year 2010 and subsequent years.
2. Zoning laws, ordinances and regulations imposed by governmental authority.
3. Easements, restrictions, and limitations of record, if any, without intent of reimposing same.

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

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

AND GRANTOR HEREBY COVENANTS WITH GRANTEE THAT GRANTOR IS LAWFULLY SEIZED OF THE PROPERTY IN FEE SIMPLE; THAT GRANTOR HAS GOOD RIGHT AND LAWFUL AUTHORITY TO SELL AND CONVEY THE PROPERTY; AND THAT GRANTOR HEREBY FULLY WARRANTS THE TITLE TO THE PROPERTY AND WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR.

THIS SPECIAL WARRANTY DEED is executed, delivered and accepted as an absolute conveyance of all of Grantor's right, title and interest in and to the Property, and not as additional security for that certain loan (the "Loan") made by Ocean Bank, a Florida banking corporation, to Grantor, Roberto Vinas and Javier Siu, as evidenced that certain promissory note dated July 30, 2004, in the

THIS DEED IS GIVEN TO CORRECT ERRORS IN THE DESIGNATION OF THE SIGNATORY TO THAT CERTAIN SPECIAL WARRANTY DEED DATED OCTOBER 13, 2010, RECORDED IN OFFICIAL RECORDS BOOK 27485, PAGE 2583, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. DOCUMENTARY STAMP TAX AND SURTAX WERE PAID UPON RECORDATION OF THAT DEED. NO ADDITIONAL DOCUMENTARY STAMP TAX OR SURTAX IS DUE IN CONNECTION HEREWITH.

21039659.1

original principal amount of \$2,320,000.00, and secured by that certain Mortgage Deed and Security Agreement dated July 30, 2004, recorded in Official Records Book 22655, Page 3334, of the Public Records of Miami-Dade County, Florida. It is the intention of Grantor to transfer absolute title to the Property to Grantee free of any equity of redemption by Grantor. It is the further intention of Grantor and Grantee that the liens created by the mortgage and other documents securing the Loan will not merge into the fee title acquired by Grantee pursuant to this Special Warranty Deed and such liens are not released hereby. Grantor shall have no further interests or claims in and to the Property or to the rents, issues or profits, and other proceeds that may be derived from the Property, of any kind whatsoever.

This deed is given for the purpose of winding up the business and affairs of both Salzedo Development Investments, LLC., and Salzedo Development Investments II, Inc..

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and it corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered
in the presence of:

**SALZEDO DEVELOPMENT INVESTMENTS,
LLC.,** a dissolved Florida limited liability company

Print Name: JAYME SIU

By: Salzedo Development Investments II, Inc., a
dissolved Florida corporation
Its: Manager

Print Name: ALEX CARDOSO

By: [Signature]
Name: Robert Vinas
Its: President

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

The foregoing instrument was acknowledged before me this 30 day of November, 2011, by Robert Vinas, as President of Salzedo Development Investments II, Inc., a dissolved Florida corporation, as Manager of Salzedo Development Investments, LLC., a dissolved Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida

(Print Notary Name)



Commission No.:

My commission expires: _____

21039659 I

EXHIBIT "A" to Special Warranty Deed
Legal Description

PARCEL ONE:

Lot 12 and the North 36.5 feet of Lot 11, in Block 34, of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION, a subdivision according to the plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Property Appraiser's Parcel ID No: 03-4108-009-3590

PARCEL TWO:

Lot 10 and the South 13.5 feet of Lot 11, in Block 34, of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION, a subdivision according to the plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Property Appraiser's Parcel ID No: 03-4108-009-3581

PARCEL THREE:

Unit No. 1, of 1514 SALZEDO CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 13239, Page 3310, of the Public Records of Miami-Dade County, Florida, together with an undivided interest in the common elements thereto in accordance with said declaration.

a/k/a

Lot 9, in Block 34, of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION, a subdivision according to the plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Property Appraiser's Parcel ID No: 03-4108-073-0010

PARCEL FOUR:

Unit No. 2, of 1514 SALZEDO CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 13239, Page 3310, of the Public Records of Miami-Dade County, Florida, together with an undivided interest in the common elements thereto in accordance with said declaration.

a/k/a

Lot 9, in Block 34, of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION, a subdivision according to the plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Property Appraiser's Parcel ID No: 03-4108-073-0020

21039659.1

PARCEL FIVE:

Unit No. 3, of 1514 SALZEDO CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 13239, Page 3310, of the Public Records of Miami-Dade County, Florida, together with an undivided interest in the common elements thereto in accordance with said declaration.

a/k/a

Lot 9, in Block 34, of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION, a subdivision according to the plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Property Appraiser's Parcel ID No: 03-4108-073-0030

21039659.1

Detail by Entity Name

Florida Limited Liability Company
SALZEDO APTS REPH, LLC

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Event Effective Date NONE

Principal Address

780 N.W. 42ND AVENUE, SUITE 300
MIAMI, FL 33126

Mailing Address

780 N.W. 42ND AVENUE, SUITE 300
MIAMI, FL 33126

Registered Agent Name & Address

INTERAMERICAN CORPORATE SERVICES LLC
2525 PONCE DE LEON BLVD., SUITE 1225
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGRM

REPH MANAGEMENT INC.
780 N.W. 42ND AVENUE, SUITE 300
MIAMI, FL 33126

Annual Reports

Report Year	Filed Date
2011	04/20/2011

Document Images

04/20/2011 -- ANNUAL REPORT	View image in PDF format
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 HARVEY RUVIN, CLERK OF COURT
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Prepared by and after
 recording return to:

ROBERTO F. FLEITAS, JR., ESQ.
 FLEITAS, BUJAN & FLEITAS, LLP.
 782 N.W. 42nd Avenue, Suite 530
 Miami, Florida 33126

MORTGAGE AND SECURITY AGREEMENT

This MORTGAGE AND SECURITY AGREEMENT dated December ^{19th} 2011 (together with any amendments or modifications hereto in effect from time to time, the "Mortgage"), is made by Salzedo Investments 15, LLC, a Florida limited liability company, whose mailing address is: 150 SE 2nd Avenue, Suite 1007 Miami, Florida 33131 US ("Mortgagor") in favor of OCEAN BANK, a Florida banking corporation, having an office at 780 N.W. 42nd Avenue, Miami, Florida 33126 ("Mortgagee").

WITNESSETH:

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 (\$450,000.00) DOLLARS** (the "Loan"), together with interest thereon, as evidenced by a Promissory Note of even date herewith from Mortgagor to Mortgagee maturing day of December, 2026 (the "Note");

WHEREAS, Mortgagor is the owner of fee simple title to that certain tract of land located in Miami-Dade County, Florida, as more particularly described as follows:

See "Exhibit A" attached

Folio Numbers: 03-4108-009-3590, 03-4108-009-3581, 03-4108-073-0010, 03-4108-073-0020 and 03-4108-073-0030

(the "Real Estate"); and

WHEREAS, to induce Mortgagee to make the Loan and to secure payment of the Note and the other obligations described below, Mortgagor has agreed to execute and deliver this Mortgage; and

GRANTING CLAUSES

NOW, THEREFORE, to secure to Mortgagee (i) the repayment of all sums due under this Mortgage, the Note (and all extensions, renewals, replacements and amendments thereof) and the other Loan Documents (as such term is defined in the Note, the "Loan Documents"); NOTE TO RECORDER: All documentary stamp and intangible taxes due in connection with the indebtedness evidenced by the Note are being paid in connection with the recordation of this instrument.

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 (4)

Exhibit "A"

PARCEL ONE:

Lot 12 and the North 36.5 feet of Lot 11, in Block 34, of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION, a subdivision according to the plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Property Appraiser's Parcel ID No: 03-4108-009-3590

PARCEL TWO:

Lot 10 and the South 13.5 feet of Lot 11, in Block 34, of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION, a subdivision according to the plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Property Appraiser's Parcel ID No: 03-4108-009-3581

PARCEL THREE:

Unit No. 1, of 1514 SALZEDO CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 13239, Page 3310, of the Public Records of Miami-Dade County, Florida, together with an undivided interest in the common elements thereto in accordance with said declaration.

a/k/a

Lot 9, in Block 34, of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION, a subdivision according to the plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Property Appraiser's Parcel ID No: 03-4108-073-0010

PARCEL FOUR:

Unit No. 2, of 1514 SALZEDO CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 13239, Page 3310, of the Public Records of Miami-Dade County, Florida, together with an undivided interest in the common elements thereto in accordance with said declaration.

a/k/a

Lot 9, in Block 34, of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION, a subdivision according to the plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Property Appraiser's Parcel ID No: 03-4108-073-0020

PARCEL FIVE:

Unit No. 3, of 1514 SALZEDO CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 13239, Page 3310, of the Public Records of Miami-Dade County, Florida, together with an undivided interest in the common elements thereto in accordance with said declaration.

a/k/a

Lot 9, in Block 34, of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION, a subdivision according to the plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Property Appraiser's Parcel ID No: 03-4108-073-0030

Ocean Bank (FDIC # 24156)

Active Insured Since December 9, 1982

Data as of: April 5, 2017

Ocean Bank is an active bank

FDIC Certificate#:	24156	Established:	December 9, 1982	Corporate Website:	http://www.oceanbank.com
Headquarters:	780 N.W. 42nd Avenue Miami, FL 33126 Miami-Dade County	Insured:	December 9, 1982	Consumer Assistance:	https://www5.fdic.gov/starsmail/index.asp
Locations:	22 domestic in 1 states, 0 in territories, and 0 in foreign locations	Bank Charter Class:	Non-member of the Federal Reserve System	Contact the FDIC about:	Ocean Bank
		Regulated By:	Federal Deposit Insurance Corporation		

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

Showing 1 to 22 of 22 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
256999	17	Embassy Lakes Branch	2581 Hiatus Road	Broward	Cooper City	FL	33026	Full Service Brick and Mortar Office	02/02/1999	
256990	8	Coral Gables Branch	2655 Le Jeune Road	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	12/09/1993	
514896	23	Doral Branch	2500 N.W. 97th Avenue, Suite 100	Miami-Dade	Doral	FL	33172	Full Service Brick and Mortar Office	10/22/2010	
256995	13	Downtown Fort Lauderdale Branch	200 Northeast 3rd Avenue	Broward	Fort Lauderdale	FL	33301	Full Service Brick and Mortar Office	07/27/1998	
256985	2	Palm Spring Branch	790 West 49th Street	Miami-Dade	Hialeah	FL	33012	Full Service Brick and Mortar Office	11/18/1985	
17491	4	Hialeah Branch	1801 West Fourth Avenue	Miami-Dade	Hialeah	FL	33010	Full Service Brick and Mortar Office	07/19/1984	02/12/1988
256997	15	Taft Street Branch	6775 Taft Street	Broward	Hollywood	FL	33024	Full Service Brick and Mortar Office	02/02/1999	
16824		Ocean Bank	780 N.W. 42nd Avenue	Miami-Dade	Miami	FL	33126	Full Service Brick and Mortar Office	12/09/1982	
256984	1	Bird Road Branch	7951 S.W. 40th Street	Miami-Dade	Miami	FL	33140	Full Service Brick and Mortar Office	08/19/1985	
256986	3	West Flagler Branch	8700 West Flagler Street	Miami-Dade	Miami	FL	33144	Full Service Brick and Mortar Office	12/08/1986	
256987	5	Brickell Branch	1000 Brickell Avenue	Miami-Dade	Miami	FL	33126	Full Service Brick and Mortar Office	08/17/1987	
256988	6	Coral Way Branch	12005 26th Street, S.W.	Miami-Dade	Miami	FL	33175	Full Service Brick and Mortar Office	10/07/1987	
256991	9	Airport West Branch	7650 N.W. 25th Street	Miami-Dade	Miami	FL	33122	Full Service Brick and Mortar Office	02/06/1995	
256994	12	Downtown Miami Branch	200 Southeast First Street	Miami-Dade	Miami	FL	33131	Full Service Brick and Mortar Office	10/27/1997	
356661	18	East Kendall Branch	7880 Southwest 104 Street	Miami-Dade	Miami	FL	33156	Full Service Brick and Mortar Office	05/18/2000	
359708	20	Miller Branch	14702 Southwest 56th Street	Miami-Dade	Miami	FL	33175	Full Service Brick and Mortar Office	03/30/2001	
419488	22	Kendall Drive Branch	10950 North Kendall Drive	Miami-Dade	Miami	FL	33176	Full Service Brick and Mortar Office	06/23/2003	
256993	11	Miami Beach Branch	501 41st Street	Miami-Dade	Miami Beach	FL	33140	Full Service Brick and Mortar Office	04/21/1997	
256992	10	Miami Lakes Branch	7455 Miami Lakes Drive	Miami-Dade	Miami Lakes	FL	33014	Full Service Brick and Mortar Office	06/23/1997	
583266	24	Pinecrest Branch	13593 South Dixie Highway	Miami-Dade	Pinecrest	FL	33156	Full Service Brick and Mortar Office	10/03/2016	
256989	7	Eighth Street Branch	6600 S.W. 8th Street	Miami-Dade	West Miami	FL	33144	Full Service Brick	12/09/1992	



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OR Bk 28001 Pgs 1626 - 1627; (2pgs)
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HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR72-LHD2006-09

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 1510 SALZEDO STREET, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOT 10 AND THE SOUTH 13.5 FEET OF LOT 11, BLOCK 34, CORAL GABLES DOUGLAS SECTION; AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

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

WHEREAS, Article 31 of the "Coral Gables Zoning Code" states that if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth, it shall designate the property as a local historic landmark or local historic landmark district; and

WHEREAS, 1510 Salzedo Street was built circa 1926 and designed by architect Edward A. Nolan; and

WHEREAS, 1510 Salzedo Street is an example of the Mediterranean Style Architecture which characterized Coral Gables in the 1920s; and

WHEREAS, 1510 Salzedo Street is characteristic of the apartment buildings constructed in the City of Coral Gables during the height of its development; and

WHEREAS, 1510 Salzedo Street is one of a few remaining 1920s apartment buildings located within this section of the City of Coral Gables; and

WHEREAS, architect Edward Arnold Nolan was known to practice in South Florida, Texas, Nebraska, and Arizona and is considered a prominent designer in the City of Coral Gables; and

WHEREAS, 1510 Salzedo Street satisfies the "architectural significance criteria" as stated in Section 31-2.4 of the "Coral Gables Zoning Code" because it portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles; it embodies those distinguishing characteristics of an architectural style or period, or method of construction; and it is an outstanding work of a prominent designer or builder; and

WHEREAS, 1510 Salzedo Street satisfies the "aesthetic significance criteria" as stated in Section 31-2.4 of the "Coral Gables Zoning Code" because of its prominence of spatial location, contrasts of siting, age, or scale, is an easily identifiable visual feature of a neighborhood, village, or the city and contributes to the distinctive quality or identity of such neighborhood, village, or the city. In case of a park or landscape feature, is integral to the plan of such neighborhood or the city; and

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

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this board that the subject property meets the criteria set forth in Article 31 of the "Zoning Code of

the City of Coral Gables," and approved that it be designated as a "Local Historic Landmark"; and

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

WHEREAS, the legal description of the property is as follows: Lot 10 and the South 13.5 feet of Lot 11, Block 34, Coral Gables Douglas Section; and

WHEREAS, a Designation Report, Case File LHD 2006-09, prepared by the Historic Landmark Officer containing information on the historic and architectural significance of the property and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made part of this resolution; and

WHEREAS, a motion to approve the application was offered by John Fullerton and seconded by Edmund Pames, DMD and upon a poll of the members present the vote was as follows:

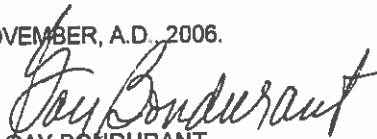
<u>Board Member</u>	<u>Vote</u>
Michael Beeman	Aye
Lisa Bennett	Excused
Gay Bondurant	Aye
John Fullerton	Aye
Shirley Maroon	Aye
Joyce Meyers	Aye
Edmund Pames, DMD	Aye
Ernesto Santos	Aye
Catherine Stewart	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on November 16, 2006, has designated the property located at 1510 Salzedo Street, Coral Gables, Miami-Dade County, Florida, legally described as Lot 10 and the South 13.5 feet of Lot 11, Block 34, Coral Gables Douglas Section, as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 31 of the "Coral Gables Zoning Code" and the property is subject to all rights and privileges and requirements of that ordinance.

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


Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, not less than five (5) days and within fourteen (14) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS SIXTEENTH DAY OF NOVEMBER, A.D. 2006.


GAY BONDURANT
CHAIRMAN, HISTORIC PRESERVATION BOARD

ATTEST:

KARA N. KAUTZ
HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ, CITY ATTORNEY