



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/31/2016

Property Information	
Folio:	03-4117-005-2220
Property Address:	325 ALMERIA AVE Coral Gables, FL 33134-5811
Owner	ALMERIA AVE LLC
Mailing Address	PO BOX 140010 MIAMI, FL 33114
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,256 Sq Ft
Lot Size	2,500 Sq.Ft
Year Built	1956



Assessment Information			
Year	2016	2015	2014
Land Value	\$345,000	\$345,000	\$345,000
Building Value	\$651,200	\$505,000	\$484,770
XF Value	\$0	\$0	\$0
Market Value	\$996,200	\$850,000	\$829,770
Assessed Value	\$935,000	\$850,000	\$829,770

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$61,200		

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

Short Legal Description
CORAL GABLES CRAFTS SEC
PB 10-40
LOT 31 BLK 9
LOT SIZE 25.000 X 100
OR 20968-0527 0103 5

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$935,000	\$850,000	\$829,770
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$996,200	\$850,000	\$829,770
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$935,000	\$850,000	\$829,770
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$935,000	\$850,000	\$829,770

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/2003	\$0	20968-0527	Sales which are disqualified as a result of examination of the deed
02/01/1982	\$137,500	11357-0292	Sales which are qualified
09/01/1977	\$1	09794-1894	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



325 Almeria Ave

service list – 325 Almeria Avenue

<p><u>Owner</u> Almeria Avenue, LLC P.O. Box 140010 Miami, FL 33114-0010</p> <p>Return receipt number:</p>	<p><u>Owner</u> Almeria Avenue, LLC 3400 SW 27 Avenue Suite 703 Miami, FL 33133-5311</p> <p>Return receipt number:</p>
<p><u>Owner (Registered Agent)</u> Almeria Avenue, LLC c/o Novie Leif Registered Agent Morrison, Brown, Argiz & Farra, LLP 1450 Brickell Avenue, 18th Floor Miami, FL 33131-3452</p> <p>Return receipt number:</p>	



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-10-06-3726	06/04/2010	325 ALMERIA AVE	MISCELLANEOUS WORK	REPAIR STUCCO AROUND WINDOWS, SEAL PAINT TO MATCH EXISTING, 200 SQFT \$1,400	final	06/04/2010	06/11/2010	0.00
BL-13-06-1458	06/21/2013	325 ALMERIA AVE	ROOF / LIGHT WEIGHT CONC	CANCELLED - RE ROOF \$24,452 FLAT ONLY	canceled	06/26/2013	08/23/2013	0.00
BL-13-08-1460	08/23/2013	325 ALMERIA AVE	ROOFING PERMIT CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FOR RE ROOF FLAT ONLY	final	08/23/2013	10/01/2013	0.00
CE-10-07-4274	06/03/2010	325 ALMERIA AVE	CODE ENF WARNING PROCESS	WT5710 CH.105-27 CITY CODE (CPM) @ 1:15PM PROPERTY IS IN NEED OF MAINTENANCE OF THE FOLLOWING TO BE IN COMPLIANCE WITH CITY CODE. STUCCO DAMAGE, DEBRIS FALLING FROM BUILDING.	final	06/03/2010	07/13/2010	0.00
CE-11-09-6571	08/01/2011	325 ALMERIA AVE	CODE ENF WARNING PROCESS	WT6623 CH.54-154 CITY CODE (DOP) @ 1:26PM - IT IS UNLAWFUL TO DEPOSIT TRASH, REFUSE OR WASTE ON ANY LOT OR PREMISES OTHER THAN PROPERTY WHERE IT ORIGINATES FROM. DUMPING AT 301 ALMERIA.	final	08/01/2011	09/19/2011	0.00
ME-13-08-1547	08/26/2013	325 ALMERIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL ROOF CURB ADAPTER AND EXTEND CONDENSATE	final	08/28/2013	10/01/2013	0.00

CITY'S

EXHIBIT

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LINE									
PU-13-08-1199	08/20/2013	325 ALMERIA AVE	PUBLIC RECORDS SEARCH	REQ CERT COPY OF BL13061458	final	08/22/2013	08/22/2013	0.00	
RC-16-11-6638	11/04/2016	325 ALMERIA AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5524 UNSAFE STRUCTURES FEE	approved			980.63	
RV-13-09-1000	09/19/2013	325 ALMERIA AVE	REVISION TO PERMIT	REVISION (BUILDING)	final	09/27/2013	09/27/2013	0.00	
ZN-12-11-0779	11/14/2012	325 ALMERIA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS AND TRIM SW 6113 INTERACTIVE CREAM (BEIGE) \$1800	final	11/14/2012	01/24/2013	0.00	
ZN-13-06-1769	06/26/2013	325 ALMERIA AVE	DUMPSTER / CONTAINER	DUMPSTER	final	06/26/2013	06/26/2013	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

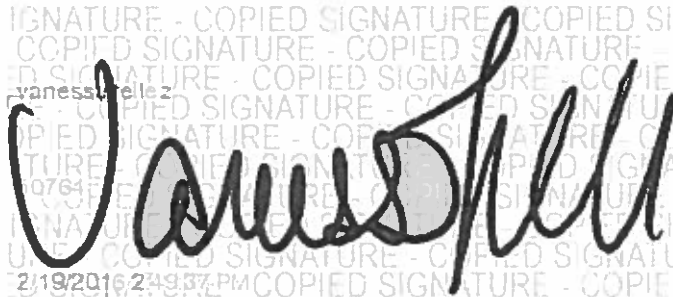
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

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:	MEDISOLUTIONS GROUP LLC	Inspection Date:	2/19/2016
Address:	325 Almeria Avenue	InspectionType:	AA-Tactical, Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Vidal Lopez 305-460-5563
Suite:		Occ. Sq. Ft.:	2008

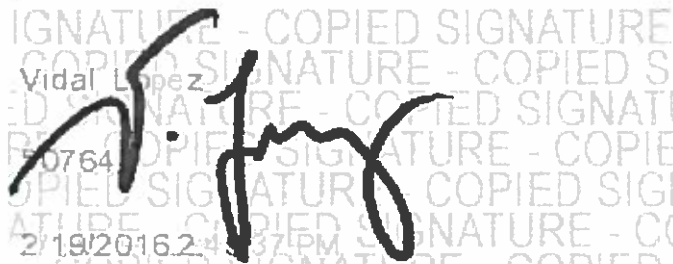
No violations noted at this time.

Company Representative:

vanessa tellez

2/19/2016 2:49:37 PM
Signature valid only in mobile-eye documents

vanessa tellez
2/19/2016

Inspector:

Vidal Lopez

2/19/2016 2:49:37 PM
Signature valid only in mobile-eye documents

Vidal Lopez
2/19/2016

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 3932 5938 6531

ALMERIA AVE LLC
C/O MORRISON, BROWN, ARGIZ & FARRA LLP, NOVIE LHH
1450 BRICKELL AVE, 15TH FLOOR
MIAMI, FL 33134

RE: 325 ALMERIA AVE, CORAL GABLES, FL
FOLIO # 03-4117-005-2220
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 1956.

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

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

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

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

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

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S Composite
EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5524

vs.

ALMERIA AVENUE, LLC
P.O. Box 140010
Miami, Florida 33114-0010

Return receipt number:
N/A

Respondent.

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

Date: November 28, 2016

Re: **325 Almeria Avenue**, Coral Gables, Florida 33134-5811 and legally described as Lot 31, Block 9, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-2220 ("Property").

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

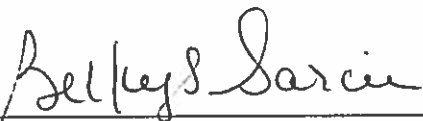
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on December 12, 2016, at 2:00 p.m.

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

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

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

Please govern yourself accordingly.



Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

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

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

C:

Almeria Avenue, LLC, 3400 S.W. 27th Avenue, Suite 703, Miami, FL 33133-5311
Almeria Avenue, LLC, c/o Novie Leif, Morrison, Brown, Argiz & Farra, LLP, 1450 Brickell Avenue, 18th Floor, Miami, FL 33131-3452



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5524

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 325 Almeria Avenue, ON 11-28-16
AT 10:28 pm.

JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

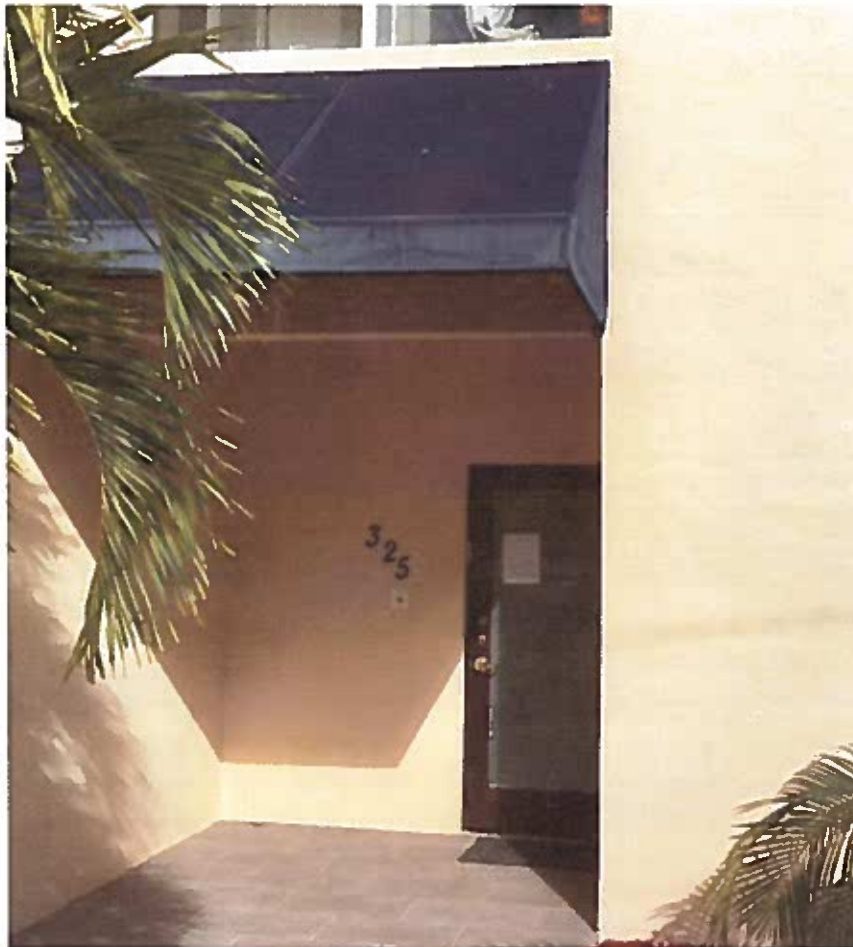
Sworn to (or affirmed) and subscribed before me this 28th day of November in
the year 20 16, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

325 Almeria Avenue





CFN 2004R0379148
 DR Bk 22316 Pg 3922 (1pg)
 RECORDED 05/19/2004 14:54:56
 DEED DDC TAX 2,808.60
 SURTAX 2,106.45
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

This instrument was prepared by:
 Richard M. Whitebrook, Esq.
 Richard M. Whitebrook, P.A.
 2775 Sunny Isles Boulevard, Suite 118
 North Miami Beach, Florida 33160
 Parcel Identification Number: 03-4117-005-2220

WARRANTY DEED

This Indenture, made this 7 day of February, A.D., 2004, between TOWNE COMPANIES, LLC f/k/a GABLES TOWNE, LLC, a Florida limited liability company, whose post office address is P.O. Box 140010, Miami, FL 33114, hereinafter called the grantor, to ALMERIA AVENUE, LLC, a Florida limited liability company, whose post office address is P.O. Box 140010, Miami, FL 33114, hereinafter called the grantee.

WITNESSETH: that the grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to grantor in hand paid by grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and the grantee's heirs and assigns forever, the following described land situate, lying and being in Miami-Dade County, State of Florida, to wit:

Lot 31, in Block 9, of CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida, together with the improvements thereon.

Subject to: taxes and assessments for 2004 and all subsequent years; and conditions, restrictions, easements, limitations, dedications and reservations of record, if any.

And said grantor 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 grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

TOWNE COMPANIES, LLC f/k/a GABLES TOWNE, LLC, a Florida limited liability company

By: TOWNE PROPERTIES, INC., a Florida corporation its Manager

By: Charlotte Lorber
 CHARLOTTE LORBER, President

C.J. Ruhland
 C.J. Ruhland
 Printed Name:
Carl J. Ruhland
 Printed Name:

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, Charlotte Lorber, President of Towne Properties, Inc., a Florida corporation, as Manager of Towne Properties, LLC f/k/a Gables Towne, LLC, a Florida limited liability company, on behalf of said company, [] who is personally known to me or who has produced a Florida driver's license as identification and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal in the County of Miami-Dade, State of Florida, last aforesaid this 7 day of February, A.D., 2004.

Carl J. Ruhland
 Notary Public
 Printed Name: Carl J. Ruhland
 My Commission Expires: 5/19/2004





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
ALMERIA AVENUE, LLC

Filing Information

Document Number L03000040050
FEI/EIN Number N/A
Date Filed 10/20/2003
State FL
Status ACTIVE

Principal Address

3400 SW 27 AVENUE
#703
MIAMI, FL 33133

Changed: 04/20/2009

Mailing Address

P.O. BOX 140010
CORAL GABLES, FL 33114

Registered Agent Name & Address

Leif, Novie
C/O Morrison, Brown, Argiz & Farra, LLP
1450 Brickell Avenue
18th Floor
Miami, FL 33131

Name Changed: 04/08/2016

Address Changed: 04/08/2016

Authorized Person(s) Detail

Name & Address

Title MGR

TOWNE COMPANIES, LLC
 PO BOX 140010
 CORAL GABLES, FL 33114

Title MGR

LORBER, CHARLOTTE
 PO BOX 140010
 CORAL GABLES, FL 33114

Annual Reports

Report Year	Filed Date
2015	03/09/2015
2016	02/02/2016
2016	04/08/2016

Document Images

04/08/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
02/02/2016 -- ANNUAL REPORT	View image in PDF format
03/09/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
01/14/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
01/11/2011 -- ANNUAL REPORT	View image in PDF format
03/02/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
01/30/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
03/15/2005 -- ANNUAL REPORT	View image in PDF format
02/11/2004 -- ANNUAL REPORT	View image in PDF format
10/20/2003 -- Florida Limited Liabilities	View image in PDF format