



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/31/2016

Property Information	
Folio:	03-4108-009-3330
Property Address:	115 MENORES AVE Coral Gables, FL 33134-4016
Owner	BIGS PARTNERS LLC C/O RIVERGATE MANAGEMENT
Mailing Address	49 N FEDERAL HWY # 145 POMPANO BEACH, FL 33062 USA
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 12 / 0
Floors	2
Living Units	12
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,429 Sq.Ft
Lot Size	8,250 Sq.Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$577,500	\$482,625	\$412,500
Building Value	\$2,437	\$1,974	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$579,937	\$484,599	\$422,500
Assessed Value	\$485,928	\$441,753	\$422,500

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$94,009	\$42,846	

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
W1/2 LOT 14 & LOT 15 BLK 32
LOT SIZE 75.000 X 110
OR 17324-3940 0896 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$485,928	\$441,753	\$422,500
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$579,937	\$484,599	\$422,500
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$485,928	\$441,753	\$422,500
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$485,928	\$441,753	\$422,500

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/13/2013	\$4,900,000	28920-1781	Trustees in bankruptcy, executors or guardians
10/01/2007	\$750,000	26041-1350	Other disqualified
08/01/1996	\$420,000	17324-3940	Sales which are qualified

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



115 Menores Ave

service list – 115 Menores Avenue

<p><u>Owner</u> Bigs Partners LLC c/o Rivergate Management 2801 SW 31st Avenue, Suite 2-B Coconut Grove, FL 33133-3540</p> <p>Return receipt number:</p>	<p><u>Owner</u> Bigs Partners LLC 5 Fieldstone Court New City, NY 10956-6859</p> <p>Return receipt number:</p>
<p><u>Owner (Registered Agent)</u> Bigs Partners LLC c/o Gregory Tagaris Registered Agent 4701 N. Federal Highway Suite 319 Pompano Beach, FL 33064-6562</p> <p>Return receipt number:</p>	



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-14-05-3896	05/27/2014	115 MENORES AVE	BOA PRELIMINARY/MED BONUS/FINAL	**COMMERCIAL** FINAL FOR INTERIOR / EXTERIOR RENOVATIONS \$280000 **NO FB** POSTED 5.29.2014	stop work	05/29/2014		0.00
BL-14-06-3816	06/24/2014	115 MENORES AVE	INT / EXT ALTERATIONS	COMM INTERIOR ALTERATIONS, WINDOWS, DOORS, BLK UP EXTG OPNG \$280,000 **SHOP DRAWINGS FOR WINDOWS AND DOORS SEPERATE SUBMITTAL**	canceled	11/06/2014	11/23/2015	0.00
BL-15-04-4053	04/03/2015	115 MENORES AVE	ROOF / LIGHT WEIGHT CONC	ROOF MAINTENANCE ONLY \$17,350 APPLY QUEST CONST UNISIL HS COATING SYSTEM	final	04/15/2015	05/14/2015	0.00
BL-15-11-6164	11/23/2015	115 MENORES AVE	BLDG PERMIT CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM BL-14-06-3816 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS, BLK UP EXTG OPNG \$280,000 **SHOP DRAWINGS FOR WINDOWS AND DOORS SEPERATE SUBMITTAL**	issued	11/30/2015		0.00
CE-13-10-0632	10/10/2013	115 MENORES AVE	CODE ENF LIEN SEARCH	RAPID LIEN SEARCH	final	10/18/2013	10/18/2013	0.00
CE-14-06-2317	06/04/2014	115 MENORES AVE	CODE ENF WARNING PROCESS	WT20061 SEC CH 54-153(DAY) CITY CODE PLACING TRASH OUT PRIOR TO 6PM DAY BEFORE SCHEDULED PICKUP I.E. MATTRESS, FURNITURE, WASTE CAN, TV, PLASTIC BIN.	final	06/04/2014	06/04/2014	0.00
CE-14-06-2502	06/07/2014	115 MENORES AVE	CODE ENF WARNING PROCESS	FOLLOW UP WT20061 TRASH REMOVED -	final	06/07/2014	06/07/2014	0.00
CE-14-09-2627	09/16/2014	115 MENORES AVE	CODE ENF WARNING PROCESS	POSTED TRASH INFO LETTER	final	09/16/2014	09/16/2014	0.00

CITY'S

EXHIBIT

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EL-14-06-3929	06/25/2014	115 MENORES AVE	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	192 LIGHT SOCKETS; 360 ROUGH IN OUTLETS; 84 COMMERCIAL OUTLETS; 24 TONS A/C; 1200 SERVICE; 1200 SUBFEEDS AND 1200 AMPS SWITCHBOARD, 100 AMP TEMP FOR CONST	stop work	01/06/2015		0.00
EL-15-04-5315	04/27/2015	115 MENORES AVE	ELEC LOW VOLTAGE SYSTEM	LOW VOLT NEW FIRE ALARM SYSTEM	stop work	05/07/2015		0.00
EL-16-11-6735	11/07/2016	115 MENORES AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMP FOR CONSTRUCTION	issued	11/18/2016		0.00
EX-16-09-5908	09/15/2016	115 MENORES AVE	PERMIT EXTENSION	EXTENSION FOR BL-15-11-6164	final	09/19/2016	09/19/2016	0.00
FD-15-04-5268	04/24/2015	115 MENORES AVE	FIRE ALARM SYSTEM	NEW FIRE ALARM SYSTEM	stop work	05/07/2015		0.00
ME-14-08-3337	08/21/2014	115 MENORES AVE	MECH COMMERCIAL / RESIDENTIAL WORK	**CHANGE OF CONT TO ME-16- 11-7460**Install 16 tons a/c 12 hoods 12 fans , and ductwork for apartments.	canceled	01/13/2015	11/21/2016	0.00
ME-16-11-7460	11/21/2016	115 MENORES AVE	MECH CHANGE OF CONTRACTOR	**CHANGE OF CONT FROM ME- 14-08-3337** Install 16 tons a/c 12 hoods 12 fans , and ductwork for apartments.	issued	11/21/2016		0.00
PL-14-08-3025	08/18/2014	115 MENORES AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR RENOVATIONS	stop work	04/06/2015		0.00
PS-11-10-6763	10/14/2011	115 MENORES AVE	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE DEAD HURRICANE PALM	final	10/14/2011	10/14/2011	0.00
PU-13-10-0910	10/15/2013	115 MENORES AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 1503B	final	10/16/2013	10/16/2013	0.00
PU-16-09-5872	09/15/2016	115 MENORES AVE	PUBLIC RECORDS SEARCH	REQUEST FOR DUPLICATE CERTIFIED SET OF LOST/STOLEN PLANS CHANGE OF CONTRACTOR FROM BL-14-06- 3816 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS, BLK UP EXTG OPNG \$280,000 **SHOP DRAWINGS FOR WINDOWS AND DOORS SEPERATE SUBMITTAL**	final	09/19/2016	09/19/2016	0.00
RC-16-11-6641	11/04/2016	115 MENORES AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5528 UNSAFE STRUCTURES FEE	approved			980.63
SD-15-04-4141	04/06/2015	115 MENORES AVE	SHOP DRAWINGS	SHOP DRAWING (WINDOWS & DOORS)	final	04/16/2015	04/16/2015	0.00
ZN-15-01-0568	01/15/2015	115	DUMPSTER / CONTAINER	DUMPSTER	final	01/15/2015	01/15/2015	0.00

ZN-15-01-0787	01/21/2015	115 MENORES AVE	MENORES AVE	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	TEMPORARY CONSTRUCTION FENCE	stop work	01/26/2015	0.00
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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:	115 Menores Ave. Apartments - 12 units	Inspection Date:	4/21/2016
Address:	115 Menores Avenue	InspectionType:	Reinspection
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

FL NFPA 01 13
Floor 1

Building Address

10.12.1.2 Failure to have proper address numbers as per NFPA 1

OK Violation cleared on 4/21/2016

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Company Representative:

SIGNATURE - COPIED SIGNATURE
 No Signature
 4/21/2016 10:46:24 AM
 Signature valid only in mobile-eye documents

No Signature
4/21/2016

CITY'S

EXHIBIT

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Inspector:

Signature - COPIED SIGNATURE
COPIED SIGNATURE - COPIED SI
Leonard Veight
Signature - COPIED SIGNATURE
COPIED SIGNATURE - COPIED
Signature - COPIED SIGNATURE - COPIED
4/21/2016 10:46:24 AM
Signature valid only in mobile-eyes documents

Leonard Veight
4/21/2016



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3931 9002 6671

BIGS PARTNERS LLC
C/O GREGORY TAGARIS
4701 N. FEDERAL HIGHWAY
POMPANO BEACH, FL 33064

RE: 115 MENORIS AVE, CORAL GABLES, FL
FOLIO # 03-4108-009-3330
Recertification of Building 40 Years or Older

Gentlemen:

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

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

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

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

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

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

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S Composite

EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5528

vs.

BIGS PARTNERS LLC
c/o Rivergate Management
2801 S.W. 31st Avenue, Suite 2-B
Coconut Grove, Florida 33133-3540

Return receipt number:

91 7108 2133 3932 7093 3929

Respondent.

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

Date: November 28, 2016

Re: **115 Menores Avenue**, Coral Gables, Florida 33134-4016 and legally described as W ½ Lot 14 & 15, Block 32, 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 03-4108-009-3330 ("Property").

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

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

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

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

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

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

C:

Bigs Partner LLC, 5 Fieldstone Court, New City, NY 10956-6859

Bigs Partner LLC, c/o Gregory Tagaris, 4701 N. Federal Highway, Suite 319, Pompano Beach, FL 33064-6562



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5528

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 115 Memories Avenue, ON 11-28-16
AT 9:15 AM.

JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

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

My Commission Expires:



Belkys Garcia
Notary Public

115 Menores Avenue





DIVISION of
CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Florida Limited Liability Company
BIGS PARTNERS LLC

Filing Information

Document Number L12000036692
FEI/EIN Number 45-5309987
Date Filed 03/15/2012
State FL
Status ACTIVE

Principal Address

4701 N. Federal Highway
Suite 319
POMPANO BEACH, FL 33064

Changed: 01/14/2015

Mailing Address

5 Fieldstone Court
New City, NY 10956

Changed: 03/19/2014

Registered Agent Name & Address

Tagaris, Gregory
4701 N. Federal Highway
Suite 319
Pompano Beach, FL 33064

Name Changed: 01/14/2015

Address Changed: 01/14/2015

Authorized Person(s) Detail

Name & Address

Title MGRM

OLIVEIRA, STEVEN M
18 FIELDSTONE COURT
NEW CITY, NY 10956

Title MGRM

TAGARIS, GREGORY
5 FIELDSTONE CT
NEW CITY, NY 10956

Annual Reports

Report Year	Filed Date
2014	03/19/2014
2015	01/14/2015
2016	07/07/2016

Document Images

07/07/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
03/15/2012 -- Florida Limited Liability	View image in PDF format



CFN 2013R0919687
 OR Bk 28920 Pgs 1781 - 1782; (2pgs)
 RECORDED 11/20/2013 13:56:24
 DEED DOC TAX 29,400.00
 SURTAX 22,050.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:
 Thomas J. Matkov, Esq.
 DUNWODY WHITE & LANDON, P.A.
 550 Biltmore Way, Suite 810
 Coral Gables, FL 33134

Folio Numbers: 03-4108-009-3330
 03-4108-009-0830
 03-4108-009-2610
 03-4117-008-5150

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made and entered into this 13th day of November, 2013, by BETTY RUPAINIS (a/k/a Betty Milo Rupainis) as Personal Representative of the Estate of Vincent Eugene Milio, deceased, whose post office address 1645 Jasmine Street, Denver, CO 80220 ("Grantor") to BIGS PARTNERS LLC, a Florida limited liability company, whose post office address is Bigs Partners, LLC, c/o Rivergate Management, 2801 SW 31st Avenue, Suite 2-B, Coconut Grove, FL 33133 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, its successors and assigns, all that certain land situate in Miami-Dade County, Florida, and as described as follows:

Parcel 1: Lot 4, Block 28, Revised Plat of Coral Gables, Douglas Section, according to the plat thereof as recorded in Plat Book 25, Page(s) 69, of the Public Records of Miami-Dade County, Florida.

Parcel 2: Lots 3 and 4, Block 33, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20, Page(s) 28, of the Public Records of Miami-Dade County, Florida.

Parcel 3: The West 1/2 of Lot 14, and all of Lot 15, Block 32, Revised Plat of Coral Gables Douglas Section, according to the plat thereof as recorded in Plat Book 25, Page(s) 69, of the Public Records of Miami-Dade County, Florida.

Parcel 4: Lots 5 and 6, Block 11, Revised Plat of Coral Gables Douglas Section, according to the plat thereof as recorded in Plat Book 25, Page(s) 69, of the Public Records of Miami-Dade County, Florida.



CFN 2015R0319723
DR BK 29621 Pgs 3695-3697 (3Pgs)
RECORDED 05/19/2015 11:07:17
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

NOTICE OF LIEN
CITY OF CORAL GABLES
CORAL GABLES, FLORIDA

CITY OF CORAL GABLES

TICKET # T55593/CE 14-09-3587
Address: 624 Santander Avenue

VS.

Bigs Partners LLC
c/o Rivergate Management
2801 SW 31 Avenue – Ste. 2-B
Coconut Grove, FL 33133

Pursuant to Section 101-187 of the City of Coral Gables Code of Ordinances, notice is hereby given that Uniform Civil Violation Notice Ticker # T55593/CE 14-09-3587, issued by Cristina Perez-Thayer, Code Enforcement Officer for the City of Coral Gables, alleging a violation of Section 62-133 of the City of Coral Gables Zoning Code, remains unpaid. Notice is hereby given to all prospective purchasers, assigns, etc, that there has been assessed, against the below described property and person/business named above, civil penalties, administrative fees, and recording costs in the amount of \$608.75, which remain unpaid.

By virtue of the above, this amount constitutes a lien in favor of the City of Coral Gables, upon the title to and interest in, whether legal or equitable, the property described below. Said lien shall be prior in dignity to all other liens, except taxes and liens of equal dignity. The City of Coral Gables may foreclose or otherwise execute on the lien as provided for by law.

The Claim of Lien is recorded against the following property:

Lots 3 & 4; Block 33; Coral Gables Biltmore Sec; recorded in Plat Book 20; Page 28 of the Public Records of Miami-Dade County, Florida.

DATED THIS 6th DAY OF MAY, 2015.

By: Ivonne Cutie
IVONNE CUTIE
Code Enforcement

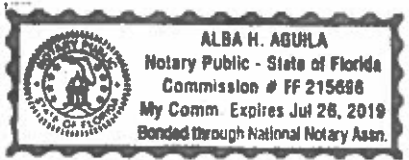
CITY OF CORAL GABLES):
):
COUNTY OF MIAMI-DADE):

BEFORE ME, The undersigned authority personally appeared Ivonne Cutie, who after being dully sworn under oath deposes and states that she is a Clerk for the City of Coral Gables and has executed the foregoing Notice of Lien.

Sworn to or affirmed, and subscribed before me this 6th day of May in the year 2015, by Ivonne Cutie who is personally known to me or has produced as identification.

My commission expires: Alba H. Aguila
NOTARY PUBLIC, STATE OF FLORIDA

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



YANERIS FIGUEROA
YANERIS FIGUEROA, ASSISTANT CITY ATTORNEY