



City of Coral Gables
Development Services Department

CONSTRUCTION REGULATION BOARD
CASE RESUME

HEARING DATE: October 15, 2018

CASE NO.: 18-7736

BUILDING ADDRESS: 359 ALCAZAR AVENUE

FOLIO NUMBER: 03-4108-006-1670

OWNER: 359 ALCAZAR AVE LLC

USE: Office Building

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2018

DESCRIPTION AND DEFECTS OF BUILDING: The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

03/06/18 First Notice from the City advising Recertification is required mailed with return receipt
03/15/18 Return receipt returned to sender due to Unclaimed Mail per USPS Tracking
06/06/18 Second Notice from City advising Recertification is pending
07/10/18 Final Notice from City advising Recertification is pending and Case will be forwarded to CRB within thirty (30) days if no compliance
08/29/18 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
08/29/18 Notice of Hearing posted on Structure
08/29/18 Email from owner requesting postponement to October Hearing as they will be out of the country
08/29/18 Extension granted
09/17/18 Board Hearing
09/27/18 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
09/27/18 Notice of Hearing posted on Structure
10/15/18 Board Hearing

TO DATE THE OWNER HAS NOT: Submitted a Recertification Report for the City's review.

DEPUTY BUILDING OFFICIAL'S RECOMMENDATION: **A.** Submit a Recertification Report prepared by a licensed Architect or Engineer within thirty (30) days of the Board's Order Recertifying the property. **B.** A \$250 daily fine be imposed if property is not recertified within the thirty (30) day deadline.

PERMIT ACTIVITY: None



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/8/2018

Property Information	
Folio:	03-4108-006-1670
Property Address:	359 ALCAZAR AVE Coral Gables, FL 33134-4301
Owner	359 ALCAZAR AVE LLC
Mailing Address	359 ALCAZAR AVE CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	5,916 Sq Ft
Lot Size	5,000 Sq Ft
Year Built	1958



Assessment Information			
Year	2018	2017	2016
Land Value	\$1,000,000	\$750,000	\$635,000
Building Value	\$976,140	\$850,000	\$1,150,650
XF Value	\$0	\$0	\$0
Market Value	\$1,976,140	\$1,600,000	\$1,785,650
Assessed Value	\$1,760,000	\$1,600,000	\$1,650,000

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$216,140		\$135,650

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

Short Legal Description
8 54 41 CORAL GABLES SEC K PB 8-33 LOTS 39 & 40 BLK 19 LOT SIZE 50 000 X 100 OR 16065-3076 0993 4

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,760,000	\$1,600,000	\$1,650,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,976,140	\$1,600,000	\$1,785,650
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,760,000	\$1,600,000	\$1,650,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,760,000	\$1,600,000	\$1,650,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/17/2011	\$1,200,000	27697-0345	Financial inst or "In Lieu of Foreclosure" stated
01/14/2011	\$850,300	27650-4377	Financial inst or "In Lieu of Foreclosure" stated
09/01/1993	\$0	16065-3076	Sales which are disqualified as a result of examination of the deed
01/01/1990	\$795,000	14405-303	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/disclosure.jsp>

Version:

EXHIBIT 1

359 Alcazar Avenue

<u>Owner (Registered Agent)</u> 359 Alcazar Avenue, LLC c/o Ramzi Asfour Registered Agent 359 Alcazar Ave Coral Gables, FL 33134-4301	<u>Mortgagee (mortgage address)</u> Suntrust Bank 515 E. Las Olas Blvd Fort Lauderdale, FL 33301-2296
<u>Mortgagee (mortgage modification address)</u> Suntrust Bank 211 Perimeter Center Pkwy, Ste 100 Atlanta GA 30346-1305	<u>Mortgagee (FDIC Bank Find address)</u> Suntrust Bank 303 Peachtree St, NE Atlanta, GA 30308-3201

359 ALCAZAR AVENUE





The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

March 6, 2018

VIA CERTIFIED MAIL

91 7108 2133 3932 5910 7624

359 ALCAZAR AVE LLC
8095 NW 12 ST #105
MIAMI, FL 33126

RE: 359 ALCAZAR AVE
FOLIO # 0341080061670
Recertification of Building 40 Years or Older

To whom it may concern:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1958. 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. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a revised Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: http://www.miamidade.gov/pa/propertyrecertification.asp. The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.

Failure to submit the required Report within the allowed time will result in declaring the structure unsafe and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Handwritten signature of Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

2

USPS Tracking®

FAQs > (<http://faq.usps.com/?articleId=220900>)

Track Another Package +

Tracking Number: 9171082133393259107624

Remove X

Your item has been delivered to the original sender at 10:42 am on March 15, 2018 in MIAMI, FL 33134.

 **Delivered**

March 15, 2018 at 10:42 am
Delivered, To Original Sender
MIAMI, FL 33134

Tracking History



Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

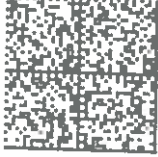
FAQs (<http://faq.usps.com/?articleId=220900>)

CERTIFIED MAIL

THE CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
405 BILTMORE WAY
P.O. BOX 141549
CORAL GABLES, FLORIDA 33114-1549



91 7108 2133 3932 5910 7624



U.S. POSTAGE



PITNEY BOWES

ZIP 33312 \$ 006.670

02 1W

0001403199MAR 06 2018

[Handwritten signature]
359 Alcazar Ave LLC
8095 N.W. 12th Street #105
Miami, FL 33150

331 DE 1 6603/13/18

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
33126314931929

BC: 33114154949

*2906-09457-07-43





The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

June 6, 2018

359 ALCAZAR AVE LLC
8095 NW 12 ST #105
MIAMI, FL 33126

RE: 359 ALCAZAR AVE
FOLIO # 0341080061670
Recertification of Building 40 Years or Older - **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit a completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Deputy Building Official



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

July 10, 2018

359 ALCAZAR AVE LLC
8095 NW 12 ST #105
MIAMI, FL 33126

RE: Recertification of Building 40 Years or Older – **FINAL NOTICE**
359 ALCAZAR AVE
Folio # 0341080061670

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated and mailed June 6, 2018, informed you it was necessary to submit a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets (or does not meet) the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board") and a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Deputy Building Official



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-11-11-5744	11/16/2011	359 ALCAZAR AVE	BOA PRELIMINARY/MED BONUS/FINAL	REVISION TO EXTERIOR & INTERIOR RENOVATIONS \$370,000	final	11/16/2011	08/05/2013	0.00
AB-13-03-1852	03/28/2013	359-63 ALCAZAR AVE	BOA COMPLETE (LESS THAN \$75,000)	PAINT BUILDING BM 2125-50 (LIGHT GRAY) BM 2125-30 (DARK GRAY) BM 2207-20 (RED) \$5000	issued	03/28/2013		0.00
BL-11-07-7604	07/28/2011	359 ALCAZAR AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF OF FLAT ROOF \$33,000	final	07/28/2011	10/07/2011	0.00
BL-11-11-6401	11/28/2011	359-63 ALCAZAR AVE	DEMOLITION	COMMERCIAL INTERIOR DEMO (ONLY) (4,690 SF) \$15,000	final	01/10/2012	08/02/2012	0.00
BL-12-05-9091	05/25/2012	359 ALCAZAR AVE	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR ALTERATIONS W/ (WINDOW & DOOR / STOREFRONT REPLACEMENT), A/C ENCLOSURE, ASPHALT, CONCRETE \$370,000	final	10/24/2012	08/05/2013	152.25
CE-10-12-4488	12/17/2010	359 ALCAZAR AVE	CODE ENF WARNING PROCESS	WT8403 SEC 105 CC (CPM) GRAFFITI ON EXT WALL MUST BE REMOVED.	final	12/17/2010	12/17/2010	0.00
CE-11-01-4241	01/05/2011	359 ALCAZAR AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37885 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM EXTERIOR WALL(S) OF BUILDING - WARNING ISSUED 12/17/10	cancelled	01/05/2011		0.00
CE-11-05-6016	05/12/2011	359 ALCAZAR AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (359 ALCAZAR AVE.)	final	05/17/2011	05/17/2011	0.00
CE-14-11-3418	11/03/2014	359 ALCAZAR AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/12/2014	11/12/2014	0.00
EL-11-12-5016	12/01/2011	359-63 ALCAZAR AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL DEMO ONLY	final	01/26/2012	01/27/2012	0.00
EL-12-06-8055	06/01/2012	359 ALCAZAR AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	100 LIGHT SOCKETS; 95 ROUGH IN OUTLETS; 3 COMMERCIAL OPUTLETS: 350 AMP SERVICE; 350 AMP SUBFEEDS, 350 AMP SWITCHBOARDS AND TEMP FOR CONSTRUCTION	final	11/15/2012	05/08/2013	0.00
EL-13-01-1359	01/28/2013	359 ALCAZAR AVE	ELEC LOW VOLTAGE SYSTEM	BURGLAR ALARM,DATA,PHONE,PHONE,CCTV	final	01/29/2013	05/03/2013	0.00
EL-13-04-0834	04/12/2013	359 ALCAZAR AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMPORARY FOR TESTING	final	04/15/2013	04/16/2013	0.00
ME-12-05-9412	05/31/2012	359 ALCAZAR AVE	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELLED	cancelled		05/03/2013	0.00
ME-12-11-1607	11/29/2012	359 ALCAZAR AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL HVAC PER PLAN//3 4TON SPLIT SYSTEMS// 1 3 TON SPLIT SYSTEM---7 BATHROOM FANS...	final	12/04/2012	04/30/2013	0.00
ME-13-01-0218	01/07/2013	359 ALCAZAR AVE	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELLED	cancelled		05/03/2013	0.00
PL-11-12-6555	12/21/2011	359-63 ALCAZAR AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	CANCELLED	cancelled		02/01/2012	0.00
PL-12-01-6806	01/17/2012	359-63 ALCAZAR AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR CAPPING OF 4 FIXTURES	final	01/18/2012	01/27/2012	0.00
PL-12-06-8196	06/04/2012	359 ALCAZAR AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR RENOVATIONS	final	11/02/2012	05/06/2013	0.00
PU-11-06-6457	06/14/2011	359-63 ALCAZAR AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 29206B 34101B 15507B 30468B AND CERT COPY OF PERMIT 02100308 CRM INV 013551	final	06/14/2011	06/14/2011	0.00
PW-13-02-0267	02/05/2013	359 ALCAZAR AVE	OBSTRUCTION OF ROW PERMIT	SCAFFOLDING ON ROW ***** (SCAFFOLDING TO BE REMOVED BY 6/1/2013)***** DROPPED OF 2/26/13	final	03/04/2013	05/08/2013	0.00
RC-18-08-3183	08/08/2018	359 ALCAZAR AVE	BLOG RECERT / CRB	BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE # AND UNSAFE STRUCTURES FEE	approved			980.63
RR-13-04-0104	04/02/2013	359 ALCAZAR AVE	RE-REVIEW FEE	STRUCTURAL SD-13-02-0075	final	04/02/2013	04/02/2013	0.00
RR-13-04-0168	04/03/2013	359	RE-REVIEW FEE	RE-REVIEW FEE FOR STRUCTURAL SD13020075	final	05/17/2013	05/17/2013	0.00

CITY'S

EXHIBIT

3

RR-13-05-1045	05/16/2013	359 ALCAZAR AVE	RE-REVIEW FEE	RE-REVIEW FEE FOR STRUCTURAL SD13020075	final	05/17/2013	05/17/2013	0.00
RR-13-05-1047	05/16/2013	359 ALCAZAR AVE	RE-REVIEW FEE	RE-REVIEW FEE FOR STRUCTURAL SD13020075	final	05/17/2013	05/17/2013	0.00
RV-13-01-0155	01/07/2013	359 ALCAZAR AVE	REVISION TO PERMIT	REVISION ARCHITECTURAL,STRUCTURAL,ELECTRICAL,PLUMBING,MECHANICAL,FIRE PROTECTION PAGES	final	01/24/2013	01/24/2013	0.00
SD-13-02-0075	02/01/2013	359 ALCAZAR AVE	SHOP DRAWINGS	SHOP DRAWINGS STOREFRONT, WINDOWS, & DOORS	final	08/05/2013	08/05/2013	0.00
SD-13-02-0916	02/19/2013	359 ALCAZAR AVE	SHOP DRAWINGS	SHOP DRAWINGS STAIR RAILINGS	final	03/19/2013	03/19/2013	0.00
SD-13-05-1845	05/30/2013	359 ALCAZAR AVE	SHOP DRAWINGS	SHOP DRAWINGS METAL TRELIS	final	06/12/2013	06/12/2013	0.00
ZN-12-11-0325	11/06/2012	359 ALCAZAR AVE	DUMPSTER / CONTAINER	DUMPSTER	final	11/06/2012	11/06/2012	0.00
ZN-13-04-0037	04/01/2013	359-63 ALCAZAR AVE	PAINT / RESURFACE FL / CLEAN	PAINT BUILDING BM 2125-50 (LIGHT GRAY) BM 2125-30 (DARK GRAY) BM 2207-20 (RED) \$5,000	final	06/12/2013	07/26/2013	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)



Home Citizen Services Business Services Back to Coral Gables.com
 Permits and Inspections Search Results

Logout Help Feedback

New Permit Search

Permit Search Results

Permit#	App. Date	Street Address	Type	Description	Status	System Date	Final Date	Fee
AB-11-11-5744	11/16/2011	359 ALCAZAR AVE	BOA PRELIMINARY/MED BONUS/FINAL	REVISION TO EXTERIOR & INTERIOR RENOVATIONS \$370,000	final	11/16/2011	08/05/2013	0.00
AB-13-03-1852	03/28/2013	359-63 ALCAZAR AVE	BOA COMPLETE (LESS THAN \$75,000)	PAINT BUILDING BM 2125-50 (LIGHT GRAY) BM 2125-30 (DARK GRAY) BM 2207-20 (RED) \$5000	issued	03/28/2013		0.00
BL-11-07-7604	07/28/2011	359 ALCAZAR AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF OF FLAT ROOF \$33,000	final	07/28/2011	10/07/2011	0.00
BL-11-11-6401	11/28/2011	359-63 ALCAZAR AVE	DEMOLITION	COMMERCIAL INTERIOR DEMO (ONLY) (4,690 SF) \$15,000	final	01/10/2012	08/02/2012	0.00
BL-12-05-9091	05/25/2012	359 ALCAZAR AVE	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR ALTERATIONS W/ (WINDOW & DOOR / STOREFRONT REPLACEMENT), A/C ENCLOSURE, ASPHALT, CONCRETE \$370,000	final	10/24/2012	08/05/2013	152.25
CE-10-12-4488	12/17/2010	359 ALCAZAR AVE	CODE ENF WARNING PROCESS	WT8403 SEC 105 CC (CPM) GRAFFITI ON EXT WALL MUST BE REMOVED.	final	12/17/2010	12/17/2010	0.00
CE-11-01-4241	01/05/2011	359 ALCAZAR AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37885 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM EXTERIOR WALL(S) OF BUILDING - WARNING ISSUED 12/17/10.	canceled	01/05/2011		0.00
CE-11-05-6016	05/12/2011	359 ALCAZAR AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (359 ALCAZAR AVE.)	final	05/17/2011	05/17/2011	0.00
CE-14-11-3418	11/03/2014	359 ALCAZAR AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/12/2014	11/12/2014	0.00
EL-11-12-5016	12/01/2011	359-63 ALCAZAR AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL DEMO ONLY	final	01/26/2012	01/27/2012	0.00
EL-12-06-8055	06/01/2012	359 ALCAZAR AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	100 LIGHT SOCKETS; 95 ROUGH IN OUTLETS; 3 COMMERCIAL OPUTLETS; 350 AMP SERVICE; 350 AMP SUBFEEDS; 350 AMP SWITCHBOARDS AND TEMP FOR CONSTRUCTION	final	11/15/2012	05/08/2013	0.00
EL-13-01-1359	01/28/2013	359 ALCAZAR AVE	ELEC LOW VOLTAGE SYSTEM	BURGLAR ALARM,DATA,PHONE,PHONE,CCTV	final	01/29/2013	05/03/2013	0.00
EL-13-04-0834	04/12/2013	359 ALCAZAR AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMPORARY FOR TESTING	final	04/15/2013	04/16/2013	0.00
ME-12-05-9412	05/31/2012	359 ALCAZAR AVE	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELLED	canceled		05/03/2013	0.00
ME-12-11-1607	11/29/2012	359 ALCAZAR AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL HVAC PER PLAN//3 4TON SPLIT SYSTEMS// 1 3 TON SPLIT SYSTEM---7 BATHROOM FANS...	final	12/04/2012	04/30/2013	0.00
ME-13-01-0218	01/07/2013	359 ALCAZAR AVE	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELLED	canceled		05/03/2013	0.00
PL-11-12-6555	12/21/2011	359-63 ALCAZAR AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	CANCELLED	canceled		02/01/2012	0.00
PL-12-01-6806	01/17/2012	359-63 ALCAZAR AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR CAPPING OF 4 FIXTURES	final	01/18/2012	01/27/2012	0.00
PL-12-06-8196	06/04/2012	359 ALCAZAR AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR RENOVATIONS	final	11/02/2012	05/06/2013	0.00
PU-11-06-6457	06/14/2011	359-63 ALCAZAR AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 29206B 34101B 15507B 30468B AND CERT COPY OF PERMIT 02100308 CRM INV 013551	final	06/14/2011	06/14/2011	0.00
PW-13-02-0267	02/05/2013	359 ALCAZAR AVE	OBSTRUCTION OF ROW PERMIT	SCAFFOLDING ON ROW ***** (SCAFFOLDING TO BE REMOVED BY 6/1/2013)***** DROPPED OF 2/26/13	final	03/04/2013	05/08/2013	0.00
RC-18-08-3183	08/08/2018	359 ALCAZAR AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE #18-7736 AND UNSAFE STRUCTURES FEE	approved			980.63
RR-13-04-0104	04/02/2013	359	RE-REVIEW FEE	STRUCTURAL SD-13-02-0075	final	04/02/2013	04/02/2013	0.00

Permit ID	Issue Date	Address	Activity	Description	Status	Start Date	End Date	Amount
RR-13-04-0168	04/03/2013	359 ALCAZAR AVE	RE-REVIEW FEE	RE-REVIEW FEE FOR STRUCTURAL SD13020075	final	05/17/2013	05/17/2013	0.00
RR-13-05-1045	05/16/2013	359 ALCAZAR AVE	RE-REVIEW FEE	RE-REVIEW FEE FOR STRUCTURAL SD13020075	final	05/17/2013	05/17/2013	0.00
RR-13-05-1047	05/16/2013	359 ALCAZAR AVE	RE-REVIEW FEE	RE-REVIEW FEE FOR STRUCTURAL SD13020075	final	05/17/2013	05/17/2013	0.00
RV-13-01-0155	01/07/2013	359 ALCAZAR AVE	REVISION TO PERMIT	REVISION ARCHITECTURAL,STRUCTURAL,ELECTRICAL,PLUMBING,MECHANICAL,FIRE PROTECTION PAGES	final	01/24/2013	01/24/2013	0.00
SD-13-02-0075	02/01/2013	359 ALCAZAR AVE	SHOP DRAWINGS	SHOP DRAWINGS STOREFRONT, WINDOWS, & DOORS	final	08/05/2013	08/05/2013	0.00
SD-13-02-0916	02/19/2013	359 ALCAZAR AVE	SHOP DRAWINGS	SHOP DRAWINGS STAIR RAILINGS	final	03/19/2013	03/19/2013	0.00
SD-13-05-1845	05/30/2013	359 ALCAZAR AVE	SHOP DRAWINGS	SHOP DRAWINGS METAL TRELLIS	final	06/12/2013	06/12/2013	0.00
ZN-12-11-0375	11/06/2012	359 ALCAZAR AVE	DUMPSTER / CONTAINER	DUMPSTER	final	11/06/2012	11/06/2012	0.00
ZN-13-04-0037	04/01/2013	359-63 ALCAZAR AVE	PAINT / RESURFACE FL / CLEAN	PAINT BUILDING BM 2125-50 (LIGHT GRAY) BM 2125-30 (DARK GRAY) BM 2207-20 (RED) \$5,000	final	06/12/2013	07/26/2013	0.00

SSL encryption certificate



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:	TARGET ENGINEERING INC	Inspection Date:	2/5/2018
Address:	359 Alcazar Avenue Coral Gables	InspectionType:	Business (Annual Fire Inspection)
		Inspected By:	Jeffrey Stone (B) 305-460-5563 fpbattb@coralgables.com
Suite:	1ST & 2ND FLOOR	Occ. Sq. Ft.:	5917
		Occupant Number:	209802

No violations noted at this time.

**Company
Representative:**

Grizeida Garcia

 Signature valid only in mobile-eyes documents

Grizeida Garcia
2/5/2018

CITY'S

EXHIBIT

4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-7736

vs.

359 ALCAZAR AVE, LLC
c/o Ramzi Asfour
359 Alcazar Avenue
Coral Gables, Florida 33134-4301

Return receipt number:

7017 3040 0000 8660 3063

Respondent.

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

Date: August 29, 2018

Re: **359 Alcazar Avenue**, Coral Gables, Florida 33134-4301 and legally described as Lots 39 & 40, Block 19, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-1670 ("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 September 17, 2018, 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.

CITY'S *Composite*
EXHIBIT 5

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.

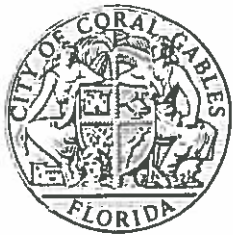
Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management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

et:

Suntrust Bank, 515 E. Las Olas Boulevard, Fort Lauderdale, Florida 33301-2296

Suntrust Bank, 211 Perimeter Center Parkway, Suite 100, Atlanta, Georgia 30346-1305

Suntrust Bank, 303 Peachtree Street, NE, Atlanta, Georgia 30308-3201



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-7736

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 359 ALCAZAR AVE . ON 8-29-18
AT 9:05 AM .

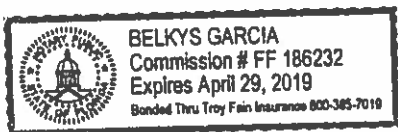
JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 29th day of August . in
the year 2018, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

359 ALCAZAR AVENUE



Lopez, Manuel

From: Garcia, Belkys
Sent: Wednesday, August 29, 2018 2:34 PM
To: Marc Pomerantz
Cc: Lopez, Manuel; Ramzi Asfour
Subject: RE: CRB - 359 Alcazar Ave Case #18-7736

Per your request, the Deputy Building Official has approved the postponement of your Case to the October 15, 2018 Construction Regulation Board hearing date. The item will still appear on the September Agenda but I will inform the Board members of the approved postponement.

We ask that you please start getting the recertification process started to reach compliance.

Thank you,

Belkys Garcia

City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305.460.5229



From: Marc Pomerantz [mailto:MPomerantz@targetengineering.com]
Sent: Wednesday, August 29, 2018 2:08 PM
To: Garcia, Belkys <bgarcia@coralgables.com>
Cc: Ramzi Asfour <RASfour@targetengineering.com>
Subject: RE: CRB - 359 Alcazar Ave Case #18-7736

We would like to kindly ask for an extension due to those that can show up to the hearing will be out of the country on September 17, 2018.

We were unaware of the issue and at this time we are going to be taking quick action to remedy as soon as possible.

If you would be so kind to postpone the hearing until they come back in town it would be greatly appreciated. Regardless of them being in town or not we will be working to make this right.

Thank You for your time and understanding.

Marc Pomerantz
Facilities / Fleet Manager
359 Alcazar Avenue, Coral Gables, Florida 33134
O (305) 345-9550 C (305) 345-9550 F (305) 345-9550



From: Garcia, Belkys <bgarcia@coralgables.com>
Sent: Wednesday, August 29, 2018 1:40 PM
To: Marc Pomerantz <mpomerantz@targetengineering.com>
Subject: CRB - 359 Alcazar Ave Case #18-7736

Good afternoon Marc,

As per our conversation, please see list below of the required documents for building recertification. I've also included the links to the Miami-Dade County webpage regarding recertification which include samples of the reports and forms.

1. Cover letter(s) to the Building Official from the architect or engineer that performed the inspection certifying the structure is safe (or not) for its intended use (electrically and structurally)
2. Building Structural Recertification Report
3. Certification of Compliance With Parking Lot Guardrails Requirements Form
4. Building Electrical Recertification Report
5. Certification of Compliance With Parking Lot Illumination Standards Form
6. All original signed and sealed documents must be included at time of submittal – no copies

<http://www.miamidade.gov/permits/library/recertification-building.pdf>

<http://www.miamidade.gov/permits/library/structural-recertification.pdf>

<http://www.miamidade.gov/permits/library/electrical-recertification.pdf>

Thank you,

Belkys Garcia

City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305.460.5229



Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-7736

vs.

359 ALCAZAR AVE, LLC
c/o Ramzi Asfour
359 Alcazar Avenue
Coral Gables, Florida 33134-4301

Return receipt number:

7018 0680 0001 3977 2791

Respondent.

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

Date: September 27, 2018

Re: **359 Alcazar Avenue**, Coral Gables, Florida 33134-4301 and legally described as Lots 39 & 40, Block 19, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-1670 ("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 October 15, 2018, 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.

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Please govern yourself accordingly.


Bekys Garcia, Secretary to the Board

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c:

Suntrust Bank, 515 E. Las Olas Boulevard, Fort Lauderdale, Florida 33301-2296
Suntrust Bank, 211 Perimeter Center Parkway, Suite 100, Atlanta, Georgia 30346-1305
Suntrust Bank, 303 Peachtree Street, NE, Atlanta, Georgia 30308-3201



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-7736

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 359 ALCAZAR AVE., ON 9-27-18
AT 10:15 AM.

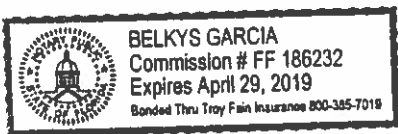
JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 27th day of September in
the year 2018, by Jose Iglesias who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public

359 ALCAZAR AVENUE





CFN 2011R0335638
 DR Bk 27697 Pgs 0345 - 348 (4pgs)
 RECORDED 05/23/2011 13:52:51
 DEED DOC TAX 7,200.00
 SURTAX 5,400.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared By,
 And Upon Recordation Return To:
 Jones, Walker, Waechter, Poitevent,
 Carrere & Denegre, L.L.P.
 601 Brickell Key Drive, Suite 500
 Miami, Florida 33131
 Attn: Christopher M. Hinsley, Esq.
 Telephone: (305) 679-5700

Property Appraiser's Folio No. 03-4108-006-1670
 (Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17 day of May, 2011 between NAFII NATIONAL BANK, a national banking association, whose mailing address is 20295 NE 29th Place, Aventura, Florida 33180, Grantor, and 359 ALCAZAR AVENUE LLC, a Florida limited liability company, whose mailing address is 8095 NW 12 St. #105 MIAMI, Florida 33126, Grantee. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

WITNESSETH that said Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida (the "Property"), to-wit:

SEE EXHIBIT A ATTACHED HERETO.

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

GRANTOR fully warrants the title to said land, and will defend the same against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not otherwise; except that this deed is subject to the following:

1. Ad valorem taxes and assessments for the year 2011 and subsequent years; and
2. All other matters of record shown on the attached Exhibit B.

{Signature on following page}

EXHIBIT A

LEGAL DESCRIPTION

Lots 39 and 40, in Block 19, of Coral Gables Section "K", according to the plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Miami-Dade County, Florida.

{M02183(2.2)}

EXHIBIT B

PERMITTED EXCEPTIONS

1. All matters contained on the Plat of Coral Gables Section "K", as recorded in Plat Book 8, Page 33, Public Records of Miami-Dade County, Florida.

(M0218312.2)



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

Detail by Entity Name

Florida Limited Liability Company
359 ALCAZAR AVENUE LLC

Filing Information

Document Number	L11000023825
FEI/EIN Number	45-1676370
Date Filed	02/23/2011
State	FL
Status	ACTIVE

Principal Address

359 ALCAZAR AVENUE
CORAL GABLES, FL 33134

Changed: 01/06/2012

Mailing Address

359 ALCAZAR AVENUE
CORAL GABLES, FL 33134

Changed: 01/06/2012

Registered Agent Name & Address

ASFOUR, RAMZI
359 ALCAZAR AVENUE
CORAL GABLES, FL 33134

Address Changed: 07/31/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

ASFOUR, RAMZI
359 ALCAZAR AVENUE
CORAL GABLES, FL 33134

CORAL GABLES, FL 33134

Title MGRM

RANGASWAMY, GOVINDRAJ
359 ALCAZAR AVENUE
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2016	01/25/2016
2017	03/27/2017
2018	02/02/2018

Document Images

02/02/2018 -- ANNUAL REPORT	View image in PDF format
03/27/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
07/31/2013 -- Reg. Agent Change	View image in PDF format
01/15/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
02/23/2011 -- Florida Limited Liability	View image in PDF format



CFN 2011R0335639
 DR Bk 27697 Pgs 0349 - 373; (25pgs)
 RECORDED 05/23/2011 13:52:51
 MTG DOC TAX 3,402.00
 INTANG TAX 1,944.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS DOCUMENT PREPARED BY:
 Daniel P. J. O'Connor
 BRINKLEY MORGAN
 200 E. Las Olas Boulevard, Suite 1900
 Fort Lauderdale, Florida 33301

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (herein called this "Mortgage") made the 19th day of May, 2011, by and between 359 ALCAZAR AVENUE LLC, a Florida limited liability company, having a mailing address of 8095 N.W. 12th Street, Suite 105, Miami, Florida 33126, (herein called "Mortgagor"), and SUNTRUST BANK, a Georgia banking corporation, having an office at 515 E. Las Olas Boulevard, Fort Lauderdale, Florida 33301 (hereafter called "Mortgagee").

WITNESSETH:

WHEREAS, the Mortgagor has borrowed from and is indebted to the Mortgagee in the sum of NINE HUNDRED SEVENTY TWO THOUSAND AND 00/100 DOLLARS (\$972,000.00) lawful money of the United States of America, with interest thereon as stated therein, to be paid according to the terms and conditions of that certain Promissory Note of even date herewith ("Note"), executed by Mortgagor and delivered to and accepted by Mortgagee. The unpaid principal balance of the Note and all interest due thereon is payable on May 19, 2021.

NOW, THEREFORE, to secure the payment of any and all indebtedness now existing or which may hereafter arise by reason of the Note, this Mortgage or any other security documents which may be delivered by the Mortgagor to the Mortgagee in connection with the Note or this Mortgage, or any renewals, extensions, modifications, replacements or substitutions thereof, or any future or additional advances as may be made by the Mortgagee in accordance with Article VI hereof, and, in addition thereto, all interest thereon (all collectively hereafter called the "Indebtedness"), Mortgagor hereby mortgages to the Mortgagee:

ALL those certain premises, lying and being in the County of Miami-Dade and State of Florida, and described in Exhibit "A" hereto attached and hereby made part of this Mortgage.

TOGETHER WITH all and singular the tenements, hereditaments, easements, riparian and other rights and appurtenances belonging to the Premises (as hereafter defined) or in anywise appertaining thereto, and the rights, if any, in all adjacent roads, ways, streams and

Mg

Mortgagee shall apply, no later than immediately prior to the sale of the Premises or acquisition by the Mortgagee, as the case may be, any funds against the sums secured by this Mortgage.


ARTICLE VI


FUTURE ADVANCES


6.1 Future Advances. Pursuant to Section 697.04 Florida Statutes, the Mortgagee may, at its sole option, from time to time and within twenty (20) years from the date of this Mortgage, make future advances to the Mortgagor. All such future advances, together with interest thereon and any disbursements made by the Mortgagee for the payment of taxes, levies, or insurance on the Premises (with interest on all such disbursements), shall be secured by this Mortgage and shall have the same priority as the Indebtedness and shall be subject to all of the terms and provisions of this Mortgage. At no time shall the principal amount of indebtedness secured by this Mortgage, not including sums advanced in accordance with this Mortgage to protect the security of this Mortgage, exceed the sum of One Million Nine Hundred Forty Four Thousand and 00/100 Dollars (\$1,944,000.00). At the request and option of the Mortgagee, the Mortgagor shall execute and cause to be recorded a Notice of Advance evidencing each such future advance and shall pay all of the Mortgagee's reasonable costs and expenses incurred in the making of such future advance, including, without limitation, attorney's fees, documentary and intangible taxes, if any, recording charges, abstract continuations and title insurance endorsements, if any.


WITNESS the due execution hereof as of the date and year first above written.

Witnesses:

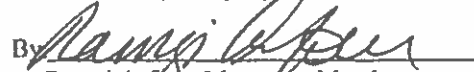

Print Name: Barbara Tria



Print Name: Alan M-Key

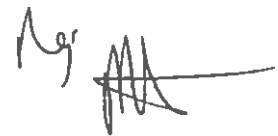

Print Name: Barbara Tria


Print Name: Alan M-Key

359 ALCAZAR AVENUE LLC, a Florida
limited liability company

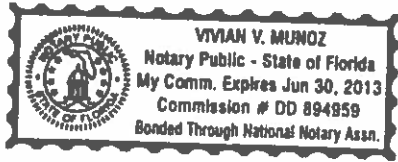
By: 
Ramzi Asfour, Managing Member

By: 
Govindraj Rangaswamy, Managing Member



STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

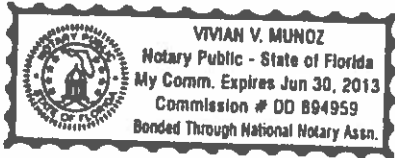
The foregoing instrument was acknowledged before me this 19 day of May, 2011, by Ramzi Asfour, as Managing Member of 359 ALCAZAR AVENUE LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced FLORIDA DRIVER LICENSES as identification.



Vivian V. Munoz
Notary Public
Print Name: VIVIAN V. MUNOZ
My Commission expires:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 19 day of May, 2011, by Govindraj Rangaswamy, as Managing Member of 359 ALCAZAR AVENUE LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced FLORIDA DRIVER LICENSE as identification.



Vivian V. Munoz
Notary Public
Print Name: VIVIAN V. MUNOZ
My Commission expires:

29
AAA

EXHIBIT "A"

Lots 39 and 40, Block 19, CORAL GABLES SECTION "K", according to the Plat thereof, recorded in Plat Book 8, Page 33, Public Records of Miami-Dade County, Florida.

Handwritten signature or initials, possibly "Mg" with a scribble below.

14102400986



CFN 20140787115
DR Bk 29390 Pgs 1700 - 1705 (6pgs)
RECORDED 11/14/2014 10:40:26
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
PHILIP J. MORGAN, ESQ.
BRINKLEY MORGAN
200 EAST LAS OLAS BLVD. SUITE 1900
FORT LAUDERDALE, FL 33301

NOTE AND MORTGAGE MODIFICATION AGREEMENT

THIS NOTE AND MORTGAGE MODIFICATION AGREEMENT ("Agreement") is dated as of the 17th day of October, 2014, by and between 359 ALCAZAR AVENUE LLC, a Florida limited liability company (the "Borrower"), whose address is 359 Alcazar Avenue, Coral Gables, Florida 33134; and RAMZI ASFOUR; GOVINDRAJ RANGASWAMY; and TARGET ENGINEERING GROUP, INC., a Florida corporation (collectively, the "Guarantors") and SUNTRUST BANK, a Georgia banking corporation (the "Lender") located at 211 Perimeter Center Parkway, Ste. 100, Atlanta, Georgia 30346.

RECITALS:

- A. Borrower has heretofore executed in favor of Lender a Promissory Note dated May 19, 2011, in the principal amount of \$972,000.00 (the "Note"); and
- B. The Note is secured by that certain Mortgage and Security Agreement dated May 19, 2011, recorded May 23, 2011, in Official Records Book 27697, Page 349, of the Public Records of Miami-Dade County, Florida (the "Mortgage"), and by a Collateral Assignment of Leases, Rents and Income recorded May 23, 2011, in Official Records Book 27697, Page 374, of the Public Records of Miami-Dade County, Florida (the "Assignment of Rents"), and by a UCC-1 Financing Statement recorded May 23, 2011, in Official Records Book 27697, Page 384, Public Records of Miami-Dade County, Florida; and .
- C. Lender has agreed to reduce the interest rate and shorten the maturity date of the Note; and
- D. All of the documents, agreement and instruments referred to in the foregoing Recitals, including without limitation, the Note, the Mortgage, the Assignment of Rents, the UCC-1 Financing Statement, the Loan Agreement, and any other loan documents referred to in the Mortgage or securing the Note, are herein collectively referred to as "Loan Documents".

14102400563

7. Additional Documentary Stamps: There are no additional Florida documentary stamps due on the Renewal Note.

8. Further Representations. That Borrower further represents that there are no counterclaims, defenses or setoffs which may be asserted with respect to the Note, Mortgage and other Loan Documents referred to herein, and all representations and warranties made by Borrower in such documents remain true and correct as of this date.

9. Entire Agreement. This Agreement constitutes the entire complete Agreement between the parties hereto and supersedes all prior correspondence, discussions, agreements and understandings between the parties hereto relating to this Agreement.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement under seal of the day and year first above written.

Signed, sealed and delivered
in the presence of:

359 ALCAZAR AVENUE LLC, a Florida limited liability company

S. Santana
(Signature - 1st Witness)

Susana Santana
(Printed Name - 1st Witness)

O.R. Rodriguez
(Signature - 2nd Witness)

Olivia G. Rodriguez
(Printed Name - 2nd Witness)

By: Ramzi Asfour
Ramzi Asfour, Managing Member

By: Govindraj Rangaswamy
Govindraj Rangaswamy, Managing Member

GUARANTORS:

Ramzi Asfour
RAMZI ASFOUR

Govindraj Rangaswamy
GOVINDRAJ RANGASWAMY

TARGET ENGINEERING GROUP, INC., a Florida corporation

By: *Govindraj Rangaswamy* President

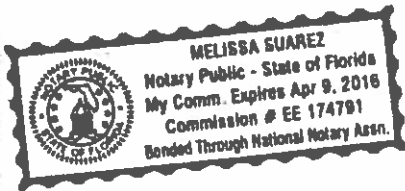
LENDER:

SUNTRUST BANK, a Georgia banking corporation

By: *Debra McKay*

STATE OF FLORIDA :
COUNTY OF MIAMI-DADE:

The foregoing document was acknowledged before me this 1th day of October, 2014, by Ramzi Asfour, as Managing Member of 359 ALCAZAR AVENUE LLC, a Florida limited liability company, on behalf of the company, and Individually, as Guarantor, who is personally known to me or who produced _____ as identification.



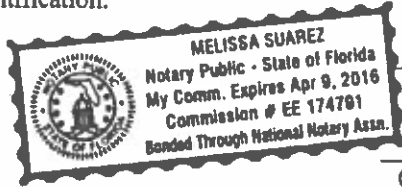
Melissa Suarez
NOTARY PUBLIC, STATE OF FLORIDA

Melissa Suarez
(Print, Type or Stamp Commissioned Name of Notary Public)

141200970

STATE OF FLORIDA :
COUNTY OF MIAMI-DADE:

The foregoing document was acknowledged before me this 17th day of October, 2014, by Govindraj Rangaswamy, as Managing Member of 359 ALCAZAR AVENUE LLC, a Florida limited liability company, on behalf of the company, and Individually, as Guarantor, who is personally known to me or who produced _____ as identification.

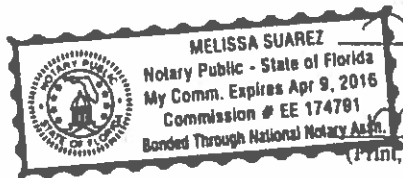


Melissa Suarez
NOTARY PUBLIC, STATE OF FLORIDA

Melissa Suarez
(Print, Type or Stamp Commissioned Name of Notary Public)

STATE OF FLORIDA :
COUNTY OF MIAMI-DADE:

The foregoing document was acknowledged before me this 17th day of October, 2014, by Govindraj Rangaswamy, as President of TARGET ENGINEERING GROUP, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who produced _____ as identification.

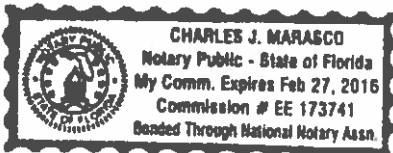


Melissa Suarez
NOTARY PUBLIC, STATE OF FLORIDA

Melissa Suarez
(Print, Type or Stamp Commissioned Name of Notary Public)

STATE OF FLORIDA :
COUNTY OF Broward :

The foregoing document was acknowledged before me this 17th day of October, 2014, by Alan McKay, as First Vice President of SUNTRUST BANK, on behalf of the bank, who is personally known to me or who produced N/A as identification.



Charles J. Marasco
NOTARY PUBLIC, STATE OF FLORIDA

Charles Marasco
(Print, Type or Stamp Commissioned Name of Notary Public)

EXHIBIT "A"

Lots 39 and 40, Block 19, CORAL GABLES SECTION "K", according to the Plat thereof, recorded in Plat Book 8, Page 33, Public Records of Miami-Dade County, Florida.

SunTrust Bank (FDIC # 867)

Active Insured Since January 1, 1934

Data as of: August 8, 2018

SunTrust Bank is an active bank

FDIC Certificate#:	867	Established:	September 21, 1891	Corporate Website:	http://WWW.SUNTRUST.COM
Headquarters:	303 Peachtree Street, Northeast Atlanta, GA 30308 Fulton County	Insured:	January 1, 1934	Consumer Assistance:	http://www.FederalReserveConsumerHelp
Locations:	1271 domestic in 12 states, 0 in territories, and 5 in foreign locations	Bank Charter Class:	Member of the Federal Reserve System	Contact the FDIC about:	SunTrust Bank
		Primary Federal Regulator:	Federal Reserve Board		
		Secondary Federal Regulator:	Consumer Financial Protection Bureau		

Locations

History

Identifications

Financials

Other Names / Websites

Showing 1 to 25 of 1,276 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
186047	962	Georgetown Branch (Frgn)	Cardinal Avenue		Georgetown			Full Service Brick and Mortar Office	05/01/1974	01/01/2000
186331	41	Grand Cayman Branch (Frgn)	Cardinal Avenue		Georgetown			Full Service Brick and Mortar Office	01/02/1974	
201297	385	Cayman Island Branch (Frgn)	Main Street		Georgetown			Full Service Brick and Mortar Office	01/02/1981	01/01/2000
205748	806	Georgetown Grand Cay Branch (Frgn)	Barclays Bank Building		Georgetown			Full Service Brick and Mortar Office	02/23/1973	01/01/2000
230618	686	Grand Cayman Branch (Frgn)	Cardinal Avenue		Georgetown			Full Service Brick and Mortar Office	08/01/1980	01/01/2000
358738	1269	Cox Creek Branch	402 Cox Creek Parkway	Lauderdale	Florence	AL	35630	Full Service Brick and Mortar Office	02/01/2000	
194332	589	Cloverdale Road Branch	3509 Cloverdale Road	Lauderdale	Florence	AL	35633	Full Service Brick and Mortar Office	06/27/1978	01/01/2000
1826	586	Florence Branch	201 South Court Street	Lauderdale	Florence	AL	35630	Full Service Brick and Mortar Office	01/01/1889	01/01/2000
288200	1575	West Memphis Civic Center 954	125 West Broadway	Crittenden	West Memphis	AR	72301	Full Service Brick and Mortar Office	12/05/1986	04/22/2005
283887	874	Dupont Circle Branch	1369 Connecticut Avenue, N.W.	District Of Columbia	Washington	DC	20036	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283894	875	Cleveland Park	3435 Connecticut Avenue, N.W.	District Of Columbia	Washington	DC	20008	Limited Service Retail Office	01/01/1959	01/01/2000
283866	866	Adams Morgan Branch	1800 Columbia Road, N.W.	District Of Columbia	Washington	DC	20009	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283867	867	Ancostia Branch	1340 Good Hope Road, S.E.	District Of Columbia	Washington	DC	20020	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283869	868	Capital Hill Branch	300 Pennsylvania Avenue, S.E.	District Of Columbia	Washington	DC	20003	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283870	869	Connecticut And M Branch	1150 Connecticut Avenue, Nw	District Of Columbia	Washington	DC	20036	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283871	870	Connecticut And Nebraska Branch	5000 Connecticut Avenue, N.W.	District Of Columbia	Washington	DC	20008	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
364565	1443	Good Hope Marketplace Safeway Branch	2845 Alabama Ave Se	District Of Columbia	Washington	DC	20020	Full Service Retail Office	07/18/2001	
418553	1463	Hechinger Mall Safeway Branch	1601 Maryland Avenue, Northeast	District Of Columbia	Washington	DC	20002	Full Service Retail Office	10/27/2002	
420200	1480	Seventeenth & Eye Branch	900 17th St Nw	District Of Columbia	Washington	DC	20006	Full Service Brick and Mortar Office	09/06/2002	
422882	1485	1275 K Street Branch	1275 K Street, Nw	District Of Columbia	Washington	DC	20005	Full Service Brick and Mortar Office	09/08/2003	

227387	855	Two Mass Ave Branch	Two Massachusetts Avenue, N.W.	District Of Columbia	Washington DC	20001	Full Service Brick and Mortar Office	06/28/1954	01/01/2000
227388	856	Cathedral Branch	3402 Wisconsin Avenue Nw	District Of Columbia	Washington DC	20016	Full Service Brick and Mortar Office	01/19/1959	01/01/2000
227391	859	Brightwood Branch	6422 Georgia Avenue, N.W.	District Of Columbia	Washington DC	20012	Full Service Brick and Mortar Office	07/22/1946	01/01/2000
227394	861	Rhode Island Row Branch	2350 Washington Place Ne	District Of Columbia	Washington DC	20018	Full Service Brick and Mortar Office	07/25/1950	01/01/2000
227398	863	Foxhall Square Branch	3301 New Mexico Avenue, N.W.	District Of Columbia	Washington DC	20016	Full Service Brick and Mortar Office	06/03/1974	01/01/2000