



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/15/2019

Property Information	
Folio:	03-4117-005-3390
Property Address:	45 ALMERIA AVE Coral Gables, FL 33134-6118
Owner	45 ALMERIA LLC
Mailing Address	45 ALMERIA AVE CORAL GABLES, FL 33134 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,193 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	1959



Assessment Information			
Year	2019	2018	2017
Land Value	\$2,437,500	\$1,500,000	\$1,125,000
Building Value	\$275,304	\$275,304	\$276,365
XF Value	\$26,553	\$26,832	\$6,436
Market Value	\$2,739,357	\$1,802,136	\$1,407,801
Assessed Value	\$1,597,200	\$1,452,000	\$1,320,000

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$1,142,157	\$350,136	\$87,801

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

Short Legal Description
17 54 41 C GABLES CRAFTS SEC PB 10-40 LOTS 35 TO 37 INC BLK 12 LOT SIZE 75.000 X 100

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,597,200	\$1,452,000	\$1,320,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,739,357	\$1,802,136	\$1,407,801
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,597,200	\$1,452,000	\$1,320,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,597,200	\$1,452,000	\$1,320,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/23/2011	\$100	27821-4082	Corrective, tax or QCD; min consideration
08/23/2011	\$100	27808-3702	Corrective, tax or QCD; min consideration
04/08/2010	\$970,000	27248-1779	Religious, charitable or benevolent organization
09/03/2009	\$100	27052-0643	Corrective, tax or QCD; min consideration

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:

EXHIBIT 1

45 Almeria Avenue

<p><u>Owner (RA address)</u> 45 Almeria LLC c/o Shomar, Wasim c/o Registered Agent 45 Almeria Ave Coral Gables, FL 33134-6118</p>	<p><u>Mortgagee</u> Amerant Bank, N.A. 220 Alhambra Circle Coral Gables, FL 33134-5174</p>
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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
RC-19-08-4940	08/08/2019	45 ALMERIA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1959) CONSTRUCTION REGULATION BOARD CASE #19-9030 AND UNSAFE STRUCTURES	approved			980.63
CE-18-12-2747	12/10/2018	45 ALMERIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/10/2018	12/10/2018	0.00
CE-18-04-3430	04/16/2018	45 ALMERIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/17/2018	04/17/2018	0.00
PU-16-08-6777	08/23/2016	45 ALMERIA AVE	PUBLIC RECORDS SEARCH	REQUEST FOR DUPLICATE COPY OF LOST PLANS NEW CANVAS AWNING @ REAR OF BUILDING - COLOR: MIDNIGHT BLUE \$3,500	final	08/23/2016	08/23/2016	0.00
BL-16-05-6647	05/12/2016	45 ALMERIA AVE	AWNINGS / CANOPY	NEW CANVAS AWNING @ REAR OF BUILDING - COLOR: MIDNIGHT BLUE \$3,500	final	08/16/2016	09/01/2016	0.00
AB-16-04-7118	04/26/2016	45 ALMERIA AVE	BOA COMPLETE (LESS THAN \$75,000)	TAKEOVER REV#1 *COMMERCIAL* NEW CANVAS AWNING @ REAR OF BUILDING - COLOR: MIDNIGHT BLUE \$3500	final	04/26/2016	09/01/2016	0.00
EX-12-05-8825	05/22/2012	45 ALMERIA AVE	PERMIT EXTENSION	PERMIT RENEWAL OF BL 10063868	final	05/22/2012	05/22/2012	0.00
EL-12-04-8768	04/20/2012	45 ALMERIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL WORK FOR AN ILLUMINATED SIGN (LYNX)	final	07/02/2012	07/10/2012	0.00
BL-12-04-8736	04/19/2012	45 ALMERIA AVE	SIGNS	ILLUMINATED WALL SIGN (LYNX) \$2,000	final	07/02/2012	07/20/2012	0.00
PW-12-04-8447	04/16/2012	45 ALMERIA AVE	SIDEWALK REPLACEMENT PERMIT	REMOVE AND REPLACE SIDEWALK	final	04/18/2012	04/19/2012	0.00
AB-12-04-8340	04/13/2012	45 ALMERIA AVE	BOA COMPLETE (LESS THAN \$75,000)	SIGN (LYNX) \$2,000	final	04/17/2012	12/13/2018	0.00
EL-12-03-9258	03/29/2012	45 ALMERIA AVE	ELEC LOW VOLTAGE SYSTEM	DATA LINES	final	03/29/2012	04/30/2012	0.00
RV-12-03-8305	03/15/2012	45 ALMERIA AVE	REVISION TO PERMIT	REVISION	final	03/26/2012	03/26/2012	0.00
PW-12-03-7315	03/01/2012	45 ALMERIA AVE	OBSTRUCTION OF ROW W/COVERED WALKWAY PERMIT	OBSTRUCTION OF ROW/SCAFFOLDING	final	03/07/2012	12/13/2018	0.00
CE-12-03-8441	02/28/2012	45 ALMERIA AVE	CODE ENF WARNING PROCESS	WT17291 CH.62-58 CITY CODE (PWP) @ 5:00PM (SCAFFOLD ON ROW) FAILURE TO OBTAIN A PUBLIC WORKS PERMIT FOR DOING WORK ON THE PUBLIC RIGHT OF WAY WHICH IS PROHIBITED.	final	02/28/2012	03/18/2012	0.00
SD-11-11-6061	11/21/2011	45 ALMERIA AVE	SHOP DRAWINGS	SHOP DRAWINGS STOREFRONT WINDOWS & DOORS	final	12/06/2011	12/06/2011	0.00
BL-11-10-6262	10/07/2011	45 ALMERIA AVE	INT / EXT ALTERATIONS	CHANGE OF CONTRACTOR FROM BL10074441 COMMERCIAL INTERIOR ALTERATIONS(LYNX COMPANIES),PATIO,ENTRY	final	10/07/2011	05/22/2012	0.00

CITY'S

EXHIBIT

2

Permit Number	Issue Date	Address	Category	Description	Status	Start Date	End Date	Amount
EL-10-12-4644	12/21/2010	45 ALMERIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	SLAB/STAIRS,RIVER ROCK GARDEN,A/C PLATFORM,WINDOWS,DOORS,LIGHT WELL,BLK UP OPENING,CBS WALL, RAILINGS,A/C SCREENING \$350,000 20 LIGHT SOCKETS; 50 ROUGH IN OUTLETS; 600 AMP SERVICE; 600 AMP SUBFEEDS; 600 AMP SWITCHBOARDS 4 TONS A/C	final	12/22/2010	04/02/2012	0.00
ZN-10-12-4387	12/16/2010	45 ALMERIA AVE	DUMPSTER / CONTAINER	ROLL OFF CONTAINER	final	12/16/2010	12/16/2010	0.00
PL-10-12-4032	12/10/2010	45 ALMERIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING FOR COMMERCIAL INTERIOR ALTERATION	final	12/13/2010	05/11/2012	0.00
ME-10-12-3808	12/08/2010	45 ALMERIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	MECHANICAL WORK FOR COMMERCIAL INTERIOR ALTERATIONS(LYNX COMPANIES)	final	12/09/2010	04/20/2012	0.00
BL-10-10-4170	10/06/2010	45 ALMERIA AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF FLAT ROOF \$20,000	final	10/11/2010	02/04/2011	0.00
PL-10-08-3607	08/06/2010	45 ALMERIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PORTABLE TOILET	final	08/12/2010	09/13/2010	0.00
ZN-10-07-4952	07/23/2010	45 ALMERIA AVE	DUMPSTER / CONTAINER	DUMPSTER	final	12/06/2010	12/06/2010	0.00
BL-10-07-4441	07/15/2010	45 ALMERIA AVE	INT / EXT ALTERATIONS	CHANGE OF CONTRACTOR TO BL11106262 COMMERCIAL INTERIOR ALTERATIONS(LYNX COMPANIES),PATIO,ENTRY SLAB/STAIRS,RIVER ROCK GARDEN,A/C PLATFORM,WINDOWS,DOORS,LIGHT WELL,BLK UP OPENING,CBS WALL, RAILINGS,A/C SCREENING \$350,000	final	11/08/2010	10/07/2011	0.00
BL-10-06-3868	06/08/2010	45 ALMERIA AVE	DEMOLITION	COMMERCIAL INTERIOR DEMOLITION \$5,000	final	07/09/2010	05/29/2012	0.00
AB-10-04-5113	04/30/2010	45 ALMERIA AVE	BOA PRELIMINARY/MED BONUS/FINAL	REVISION TO PERMIT RE#1 FIN-TENANT IMPROVEMENT \$350000 POSTED 05/13/10	final	04/30/2010	12/13/2018	0.00
PU-10-04-4128	04/15/2010	45 ALMERIA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 16208B CRM INV 010122	final	04/15/2010	04/15/2010	0.00
CE-10-03-3491	03/09/2010	45 ALMERIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/10/2010	03/10/2010	0.00
DR-08-04-0507	04/09/2008	45 ALMERIA AVE	DEVELOPMENT REVIEW COMMITTEE	THE APPLICANT PROPOSES TO OPEN A MONTESSORI SCHOOL FOR CHILDREN AGES 3 MONTHS TO 10 YEARS OLD.	final	04/09/2008	07/27/2009	0.00
ZN-08-03-0173	03/06/2008	45 ALMERIA AVE	PAINT / RESURFACE FL / CLEAN	CLEAN/PAINT EXT WALLS BM 2029-60 (PALE GREEN) \$2,000	final	04/22/2008	04/20/2010	0.00
ME-08-02-0775	02/19/2008	45 ALMERIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	CHANGE OUT CENTRAL AIR UNIT \$7,500	final	02/21/2008	08/18/2008	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:	LYNX EQUITY GROUP LLC	Inspection Date:	2/4/2019
Address:	45 Almeria Avenue Coral Gables	InspectionType:	Business (Annual Fire Inspection)
		Inspected By:	Eric Cos 305-460-5563 fireprevention@coralgables.com
Suite:		Occ. Sq. Ft.:	5213
		Occupant Number:	205269

No violations noted at this time.

Company Representative:

[Handwritten Signature]
Signature valid only in mobile eyes documents

David Harder
2/4/2019

Inspector:

[Handwritten Signature]
Signature valid only in mobile eyes documents

Eric Cos
2/4/2019

CITY'S

EXHIBIT

3



The City of Coral Gables

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

February 11, 2019

VIA CERTIFIED MAIL

7018 0680 0001 3977 3842

45 ALMERIA LLC
45 ALMERIA AVE
CORAL GABLES, FL 33134

RE: 45 ALMERIA AVE
FOLIO # 03-4117-005-3390
Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

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 1959. 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 by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 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). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and 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/property_recertification.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 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 at that time. 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 completed Report may be submitted Monday through Friday, 7:30 am to 3:20 pm to this Department.

I thank you for your prompt attention to this matter.

Handwritten signature of Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S Composite

EXHIBIT

4

Track Another Package +

Tracking Number: 70180680000139773842

Remove X

Your item was delivered to the front desk, reception area, or mail room at 1:33 pm on February 14, 2019 in MIAMI, FL 33134.

 **Delivered**

February 14, 2019 at 1:33 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33134

Feedback

Tracking History



February 14, 2019, 1:33 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33134

Your item was delivered to the front desk, reception area, or mail room at 1:33 pm on February 14, 2019 in MIAMI, FL 33134.

February 14, 2019
In Transit to Next Facility

February 13, 2019, 10:54 pm
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

February 12, 2019, 7:41 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER



The City of Coral Gables

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

5/16/2019

45 ALMERIA LLC
45 ALMERIA AVE
CORAL GABLES, FL 33134

RE: 45 ALMERIA AVE
FOLIO # 03-4117-005-3390

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated February 11, 2019, 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). In order to avoid delays submit the completed Report in person in order to calculate all fees accordingly.

Failure to submit the completed Report within thirty (30) calendar days from the date of this Notice will result in forwarding the matter to the City's Construction Regulation Board for further review and determination; additional fees will be incurred at that time. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

6/19/2019

45 ALMERIA LLC
45 ALMERIA AVE
CORAL GABLES, FL 33134

RE: 45 ALMERIA AVE

FOLIO # 03-4117-005-3390

Notice of Required Inspection For Recertification of 40 Years or Older Building – FINAL NOTICE

Dear Property Owner:

In a certified letter dated February 11, 2019, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(1). A Second Notice, dated May 16, 2019, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets 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 is presumed unsafe** due to non-compliance.

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).

Please be advised **the matter will be forwarded to the City's Construction Regulation Board ("Board")**; 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, it 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. The completed Report may be submitted Monday through Friday, 7:30 am to 2:30 pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 19-9030

vs.

45 ALMERIA LLC
c/o Wasim Shomar
45 Almeria Avenue
Coral Gables, Florida 33134-6118

Return receipt number:

7018 2290 0001 6693 8196

Respondent.

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

Date: August 28, 2019

Re: **45 Almeria Avenue**, Coral Gables, Florida 33134-6118 and legally described as Lots 35 to 37 inc, Block 12, 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 03-4117-005-3390 ("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, 2nd Floor, Coral Gables, Florida 33134, on September 16, 2019, 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 2:30 p.m.

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:
Amerant Bank, N.A., 220 Alhambra Circle, Coral Gables, Florida 33134-5174



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-9030

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

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 45 ALMERIA AVENUE, ON 8-28-19
AT 10:05 AM

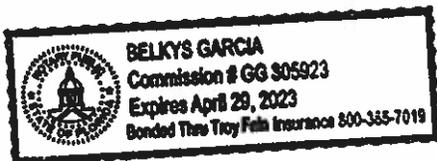
JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of August, in
the year 2019, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

45 ALMERIA AVENUE



THIS INSTRUMENT PREPARED BY:
JONATHAN S. DEAN, ESQUIRE
DEAN & DEAN, LLP
230 NE 25TH AVENUE, SUITE 100
OCALA, FLORIDA 34470

WARRANTY DEED

THIS INDENTURE, made this 8th day of April, 2010, between DEPARTMENT OF FLORIDA, VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC., a Florida non-profit corporation, whose address is 543 NE Sanchez Avenue, Ocala, FL 34470, herein referred to as Grantor and 45 ALMERIA, LLC, a Florida limited liability company, whose address is 999 Brickell Avenue, Suite 700, Miami, FL 33131, hereinafter referred to as Grantee.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND NO/100 dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following-described land situate, lying and being in MIAMI-DADE County, Florida, viz.

Lots 35, 36 and 37, in Block 12, of CORAL GABLES CRAFTS SECTION, according to the plat thereof recorded in Plat Book 10, at Page 40, of the Public Records of Dade County, Florida.

Parcel ID#0341170053390

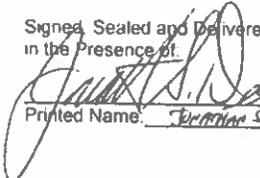
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

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

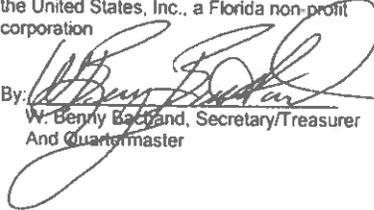
AND Grantor hereby covenants with the said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except Covenants, Restrictions, Easements of record and taxes for the current year.

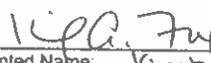
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written

Signed, Sealed and Delivered
in the Presence of:


Printed Name: Jonathan S. Dean

Department of Florida, Veterans of Foreign Wars of
the United States, Inc., a Florida non-profit
corporation

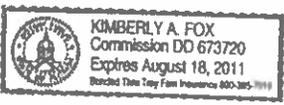
By: 
W. Benny Bachand, Secretary/Treasurer
And Quartermaster


Printed Name: Kimberly A. Fox

STATE OF FLORIDA
COUNTY OF MARION

Subscribed, sworn to and acknowledged before me by W. Benny Bachand, Secretary/Treasurer and Quartermaster of DEPARTMENT OF FLORIDA, VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC., a Florida non-profit corporation, who is personally known to me or produced _____ as identification, this 7th day of April, 2010.


Notary Public
My Commission Expires.



RESOLUTION

The undersigned Clerk/Secretary/Assistant Clerk/Assistant Secretary of DEPARTMENT OF FLORIDA, VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC., a Florida non-profit corporation ("Company"), a non-profit corporation duly organized and validly existing under the laws of the State of Florida hereby certifies that at a meeting of the officers duly called and held at Ocala, Marion County, Florida on 14.2.11 3:00, at which meeting a quorum was continuously present, the following resolutions were adopted, are now in full force and effect, and have not been modified or rescinded in any manner:

RESOLVED, that W Benny Bachand, Secretary/Treasurer and Quartermaster ("Authorized Party") is authorized and empowered to convey, sign, execute, acknowledge, and deliver all contracts, deeds, mortgages, writings and any other agreements and instruments of any nature affecting the property described as follows:

Lots 35, 36 and 37, in Block 12, of CORAL GABLES CRAFTS SECTION, according to the plat thereof recorded in Plat Book 10, at Page 40, of the Public Records of Deeds County, Florida.

or of any part thereof, with such clause or clauses, covenant or covenants, and agreement or agreements to be therein contained, as he shall deem proper and expedient to consummate the sale of the property to 45 Almera, LLC.

FURTHER RESOLVED, that any of the foregoing or related activities taken by any Authorized Party prior to the adoption of the preceding resolutions are hereby ratified and declared to be binding obligations of the Company in a full and complete manner.

Dated this 7 day of April, 2010.

(SEAL)


Clerk/Secretary/Assistant Clerk/Secretary



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

Detail by Entity Name

Florida Limited Liability Company
45 ALMERIA, LLC

Filing Information

Document Number L10000018846
FE/EIN Number 27-1937525
Date Filed 02/18/2010
State FL
Status ACTIVE

Principal Address

45 ALMERIA AVE.
CORAL GABLES, FL 33134

Changed: 04/26/2012

Mailing Address

45 ALMERIA AVE.
CORAL GABLES, FL 33134

Changed: 04/26/2012

Registered Agent Name & Address

SHOMAR, WASIM
45 ALMERIA AVE.
CORAL GABLES, FL 33134

Address Changed: 04/26/2012

Authorized Person(s) Detail

Name & Address

Title MGR

SHOMAR, WASIM
45 ALMERIA AVE.

CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2017	04/26/2017
2018	05/01/2018
2019	04/30/2019

Document Images

04/30/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/28/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- Florida Limited Liability	View image in PDF format

may elect in its sole discretion in pursuance of the other rights and remedies available to Mortgagee in the case of a default under this Mortgage. Mortgagor hereby waives any protection under 11 USC §362(a).

47. Loan Agreement. This Mortgage is entitled to the benefits of the Loan Agreement.

48. Governing Law. This Mortgage shall be governed by and construed in accordance with the law of the State of Florida; provided that, if Federal law permits a higher rate of interest to be charged on the Promissory Note and/or this Mortgage than does Florida law, Federal law shall govern the maximum rate of interest that may be charged on the Promissory Note or this Mortgage and the consequences of charging more than that amount.

49. 40/10 Recertification. Mortgagor shall comply with Section 8-11(f) of the Building Code of Miami-Dade County regarding recertification of the structures and electrical systems. Mortgagor will furnish to the Mortgagee a recertification of buildings forty (40) years and older issued by the applicable governmental authority within ninety (90) days after receiving a "Notice of Required Inspection." If any repairs are required, Mortgagor agrees to complete the repairs in accordance with the requirements of the Code and obtain the proper recertification. Any failure to comply with the provisions contained herein shall constitute an Event of Default under the terms of this Mortgage, the Promissory Note and any other Loan Documents.

50. Waiver of Jury Trial. MORTGAGOR AND (BY ACCEPTANCE HEREOF) MORTGAGEE EACH HEREBY WAIVE ANY RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS MORTGAGE.

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EXHIBIT A

Legal Description

Lots 35, 36, and 37, Block 12, of Coral Gables Crafts Section, according to plat thereof as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Amerant Bank, National Association (FDIC # 22953)

Active Insured Since September 17, 1979

Data as of: August 14, 2019

Amerant Bank, National Association is an active bank

FDIC Certificate#:	22953	Established:	September 17, 1979	Corporate Website:	
Headquarters:	220 Alhambra Circle Coral Gables, FL 33134 Miami-Dade County	Insured:	September 17, 1979	www.amerantbank.com	
		Bank Charter Class:	National Bank	Consumer Assistance:	http://www.helpwithmybank.gov
Locations:	24 domestic in 2 states, 0 in territories, and 0 in foreign locations	Primary Federal Regulator:	Office of the Comptroller of the Currency	Contact the FDIC about:	Amerant Bank, National Association
		Secondary Federal Regulator:	N/A		

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

Showing 1 to 24 of 24 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
366313	22	Aventura Branch	3001 Aventura Boulevard	Miami-Dade	Aventura	FL	33180	Full Service Brick and Mortar Office	02/03/2003	05/05/2006
16059		Amerant Bank, National Association	220 Alhambra Circle	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	09/17/1979	
255707	1	Coral Gables Branch	220 Alhambra Circle	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	04/26/1982	
605509	36	Coral Springs Branch	1755 University Drive	Broward	Coral Springs	FL	33065	Full Service Brick and Mortar Office	10/01/2018	
419926	16	Galloway Branch	2500 Nw 87th Avenue	Miami-Dade	Doral	FL	33172	Full Service Brick and Mortar Office	05/28/2003	
564207	30	West 41 Street Branch	11401 Nw 41st Street	Miami-Dade	Doral	FL	33178	Full Service Brick and Mortar Office	01/26/2015	
255711	11	Cypress Creek Branch	800 West Cypress Creek Road	Broward	Fort Lauderdale	FL	33309	Full Service Brick and Mortar Office	05/22/1995	
569823	31	FL Lauderdale Banking Center Branch	100 North Federal Hwy	Broward	Fort Lauderdale	FL	33301	Full Service Brick and Mortar Office	06/29/2015	
255709	9	West Hialeah Branch	11701 West Okeechobee Road	Miami-Dade	Hialeah	FL	33018	Full Service Brick and Mortar Office	03/08/1990	
11630	3	Edgewater Banking Center Branch	2590 Biscayne Blvd	Miami-Dade	Miami	FL	33137	Full Service Brick and Mortar Office	09/18/1956	03/22/1990
360555	14	Kendall Branch	11631 Southwest 88th Street	Miami-Dade	Miami	FL	33176	Full Service Brick and Mortar Office	06/18/2001	
61646	21	Pinecrest Branch	9350 South Dixie Hwy	Miami-Dade	Miami	FL	33156	Full Service Brick and Mortar Office	04/26/1999	05/05/2006
445013	23	Coral Way Branch	Corner Of Coral Way & 70th Court	Miami-Dade	Miami	FL	33155	Full Service Brick and Mortar Office	04/30/2002	05/05/2006
585871	35	Pembroke Pine Banking Center Branch	179 Hiatus Road	Broward	Pembroke Pines	FL	33026	Full Service Brick and Mortar Office	01/30/2017	
								Full Service		

531782	25	Wellington Branch	2863 South State Road 7	Palm Beach	Wellington	FL	33414	Brick and Mortar Office	02/09/2009
360991	15	Weston Branch	2630 Weston Road	Broward	Weston	FL	33331	Full Service Brick and Mortar Office	11/20/2000
440388	17	Town & Country Bank Branch	750 Town And Country Boulevard, Suite 100	Harris	Houston	TX	77024	Full Service Brick and Mortar Office	04/22/2005
536809	26	Fm 1960 West Branch	12145 Fm 1960 Road West	Harris	Houston	TX	77065	Full Service Brick and Mortar Office	01/02/2013
557411	28	South Shepherd Branch	3200 South Shepherd Drive	Harris	Houston	TX	77098	Full Service Brick and Mortar Office	10/16/2013
561921	29	Tanglewood Branch	5897 San Felipe Street	Harris	Houston	TX	77057	Full Service Brick and Mortar Office	10/27/2014
576783	32	Champions Banking Center Branch	10143 Louetta Road	Harris	Houston	TX	77070	Full Service Brick and Mortar Office	02/01/2016
605858	37	Katy Banking Center Branch	21776 Katy Fwy	Harris	Katy	TX	77449	Full Service Brick and Mortar Office	10/29/2018
556606	27	The Woodlands Branch	1735 Research Forest Drive	Montgomery	Shenandoah	TX	77380	Full Service Brick and Mortar Office	06/09/2014
577611	34	Sugarland Branch	330 Hwy 6	Fort Bend	Sugar Land	TX	77478	Full Service Brick and Mortar Office	02/29/2016