



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 11/28/2016

Property Information	
Folio:	03-4118-004-0910
Property Address:	935 CATALONIA AVE Coral Gables, FL 33134-6416
Owner	CATATONIC INVESTMENTS CORP
Mailing Address	330 CASOURINA CONOURSE CORAL GABLES, FL 33143
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 12 / 0
Floors	1
Living Units	12
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	7,049 Sq.Ft
Lot Size	6,600 Sq.Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$695,646	\$697,603	\$472,951
Building Value	\$524,354	\$452,397	\$617,049
XF Value	\$0	\$0	\$0
Market Value	\$1,220,000	\$1,150,000	\$1,090,000
Assessed Value	\$1,104,809	\$1,004,372	\$913,066

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$115,191	\$145,628	\$176,934

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

Short Legal Description
18 54 41
CORAL GABLES COUNTRY CLUB SEC 2
2ND REV PB 32-63
LOT 20 BLK 29
LOT SIZE 50.000 X 132

Taxable Value Information			
	2016	2015	2014
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,104,809	\$1,004,372	\$913,066
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,220,000	\$1,150,000	\$1,090,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,104,809	\$1,004,372	\$913,066
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,104,809	\$1,004,372	\$913,066

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/1999	\$1,280,000	18487-2644	Deeds that include more than one parcel
04/01/1994	\$1,000,000	16323-0300	Deeds that include more than one parcel
05/01/1991	\$635,800	15052-1790	Deeds that include more than one parcel
06/01/1989	\$925,000	14138-2422	Deeds that include more than one parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

**CITY'S**

**EXHIBIT**



935 Catalonia Ave

service list 931 and 935 Catalonia Avenue

<p><b><u>Owner</u></b> Catatonic Investments Corporation 485 Leucadendra Drive Coral Gables, FL 33156-2367</p> <p>Return receipt number:</p>	<p><b><u>Owner (Registered Agent)</u></b> Catatonic Investments Corporation c/o Alfredo Murciano Registered Agent 330 Casuarina Concourse Coral Gables, FL 33143-6508</p> <p>Return receipt number:</p>
<p><b><u>Mortgagee</u></b> Federal National Mortgage Association c/o Greystone Servicing Corporation, Inc. 419 Belle Air Lane Warrenton, VA 20186-4368</p> <p>Return receipt number:</p>	<p><b><u>Mortgagee (Registered Agent)</u></b> Greystone Servicing Corporation, Inc. c/o Corporation Service Company Registered Agent 1201 Hays Street Tallahassee, FL 32301-2699</p> <p>Return receipt number:</p>
<p><b><u>Mortgagee (Registered Agent)</u></b> Greystone Servicing Corporation, Inc. c/o Corporation Service Company Registered Agent 40 Technology Parkway South Suite 300, Gwinnett Norcross, GA 30092-2987</p> <p>Return receipt number:</p>	



Home Citizen Services Business Services Back to Coral Gables.com

Logon Help Contact

Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-13-05-0789	05/14/2013	935 CATALONIA AVE	MISCELLANEOUS WORK	PATCH AND DRYWALL REPAIR, FIRE RATED INTERIOR DOOR \$1,200	final	05/14/2013	10/05/2016	0.00
CE-11-01-4596	01/10/2011	935 CATALONIA AVE	CODE ENF WARNING PROCESS	WT7850 54-153 CITY CODE (DAY) VERBAL PLACING TRASH OUT PRIOR TO 6PM DAY BEFORE SCHEDULED PICKUP	final	01/10/2011	01/11/2011	0.00
CE-14-09-1763	09/03/2014	935 CATALONIA AVE	CODE ENF WARNING PROCESS	TRASH/PROPERTY MAINTENANCE POSTING	final	09/03/2014	09/03/2014	0.00
CE-14-10-3770	10/27/2014	935 CATALONIA AVE	CODE ENF WARNING PROCESS	WT10798 5-1105 (B)(2)(V.) ZONING CODE LAWN GRASS ON SWALE IS NOT SODDED.	final	10/27/2014	10/27/2014	0.00
EL-13-05-0339	05/06/2013	935 CATALONIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	NEW ELECTRICAL SERVICE \$6,000 DUE TO A FIRE IN ELECTRICAL SERVICE AREA 600 AMPS SERVICE; 600 AMP SUBFEED AND 600 AMPS SWITCHBOARDS THIS PERMIT COVERS SERVICE REPAIRS ONLY...	final	05/07/2013	11/05/2013	0.00
EL-13-07-0591	07/10/2013	935 CATALONIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	THIS IS A SUPPLEMENT ELECTRICAL PERMIT FOR PERMIT EL-13-05-0339 FOR THE ADDITIONAL WORK TO BRING WITHIN CODE 600 AMP SERVICE; 600 AMP SUBFEED AND 12 ONE HUNDERD AMP SUBFEEDS TO EACH APARMENTS-CHECK ELECTRICAL IN	final	07/11/2013	07/11/2013	0.00

CITY'S

EXHIBIT 2

Permit ID	Issue Date	Address	Category	Description	Status	Start Date	End Date	Amount
EL-14-10-3567	10/23/2014	935 CATALONIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	APARTMENTS-INSPECTIONS UNDER MASTER ELECTRICAL FOR WATER HEATER REPLACEMENT	final	10/24/2014	10/30/2014	0.00
EX-15-08-4749	08/17/2015	935 CATALONIA AVE	PERMIT EXTENSION	PERMIT EXTENSION BL-13-05-0789	final	08/17/2015	08/17/2015	0.00
EX-16-04-5825	04/05/2016	935 CATALONIA AVE	PERMIT EXTENSION	PERMIT EXTENSION BL-13-05-0789	final	04/05/2016	04/05/2016	0.00
PK-12-04-7808	04/07/2012	935 CATALONIA AVE	PARKING TICKET PROCESS	9020383 5 388.4 TOYOTA 4 DR. BLK. NO PARKING ANYTIME SIGN	pending			0.00
PK-12-04-7809	04/07/2012	935 CATALONIA AVE	PARKING TICKET PROCESS	9020382 7 388.4 HONDA 2DR. BLUE NO PARKING ANYTIME SIGN.	pending			0.00
PL-14-10-3558	10/23/2014	935 CATALONIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACE WATER HEATER (UNIT 2) \$500	final	10/24/2014	12/01/2014	0.00
PW-12-02-8249	02/29/2012	935 CATALONIA AVE	UTILITIES (AT & T) PERMIT	R/O REMOVE AND REPLACE POLE NO DOUBLE POLES	issued	03/21/2013		0.00
RC-16-11-7683	11/28/2016	935 CATALONIA AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5595 AND UNSAFE STRUCTURES FEE	approved			980.63

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.

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<b>Occupant Name:</b>	935 Catalonia Ave. Apartments - 12 units	<b>Inspection Date:</b>	8/5/2016
<b>Address:</b>	935 Catalonia Avenue	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0

---

No violations noted at this time.

**Company Representative:**

No Signature  
57004  
8/5/2016 11:23:51 AM

Signature valid only in mobile-eyes documents

No Signature  
8/5/2016

**Inspector:**

Leonard Veight  
570  
8/5/2016 11:23:51 AM

Signature valid only in mobile-eyes documents

Leonard Veight  
8/5/2016

CITY'S

EXHIBIT 3



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3932 7338 2748

CATATONIC INVESTMENTS CORP  
C/O ALFREDO MURCIANO  
330 CASAURINA CONSORSE  
CORAL GABLES, FL 33143

RE: 935 CATALONIA AVE, CORAL GABLES, FL  
FOLIO # 03-4118-004-0910  
Recertification of Building 40 Years or Older

Gentlemen:

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

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

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

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

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

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

Sincerely,

Peter J. Iglesias, P.E.  
Building Official

CITY'S Composite  
EXHIBIT 4

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5595

vs.

CATATONIC INVESTMENTS CORP.  
485 Leucadendra Drive  
Coral Gables, Florida 33156-2367

Return receipt number:

91 7108 2133 3932 7093 3608

Respondent.

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

Date: December 20, 2016

Re: **935 Catalonia Avenue**, Coral Gables, Florida 33134-6416 and legally described as Lot 20, Block 29, of CORAL GABLES COUNTRY CLUB SECTION 2, according to the Plat thereof, as recorded in Plat Book 32, Page 63, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4118-004-0910 ("Property").

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

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on January 9, 2017, at 2:00 p.m.**


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



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

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

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

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

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

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

C:

Catonic Investments Corp., c/o Alfredo Murciano, 330 Casuarina Concourse, Coral Gables, Florida 33143-6508

Federal National Mortgage Association, c/o Greystone Servicing Corporation, Inc., 419 Belle Air Lane, Warrenton, Virginia 20186-4368

Greystone Servicing Corporation, Inc., c/o Corporation Service Company, 1201 Hays Street, Tallahassee, Florida 32301-2699

Greystone Servicing Corporation, Inc., c/o Corporation Service Company, 40 Technology Parkway South, Suite 300, Gwinnett, Norcross, Georgia 30092-2987



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint Case #: 16-5595

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED. BY ME. AT THE  
ADDRESS OF 935 CATALONIA AVE. ON 12-20-16  
AT 9:42 AM

JOSE PAZ  
Employee's Printed Name

[Signature]  
Employee's Signature

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

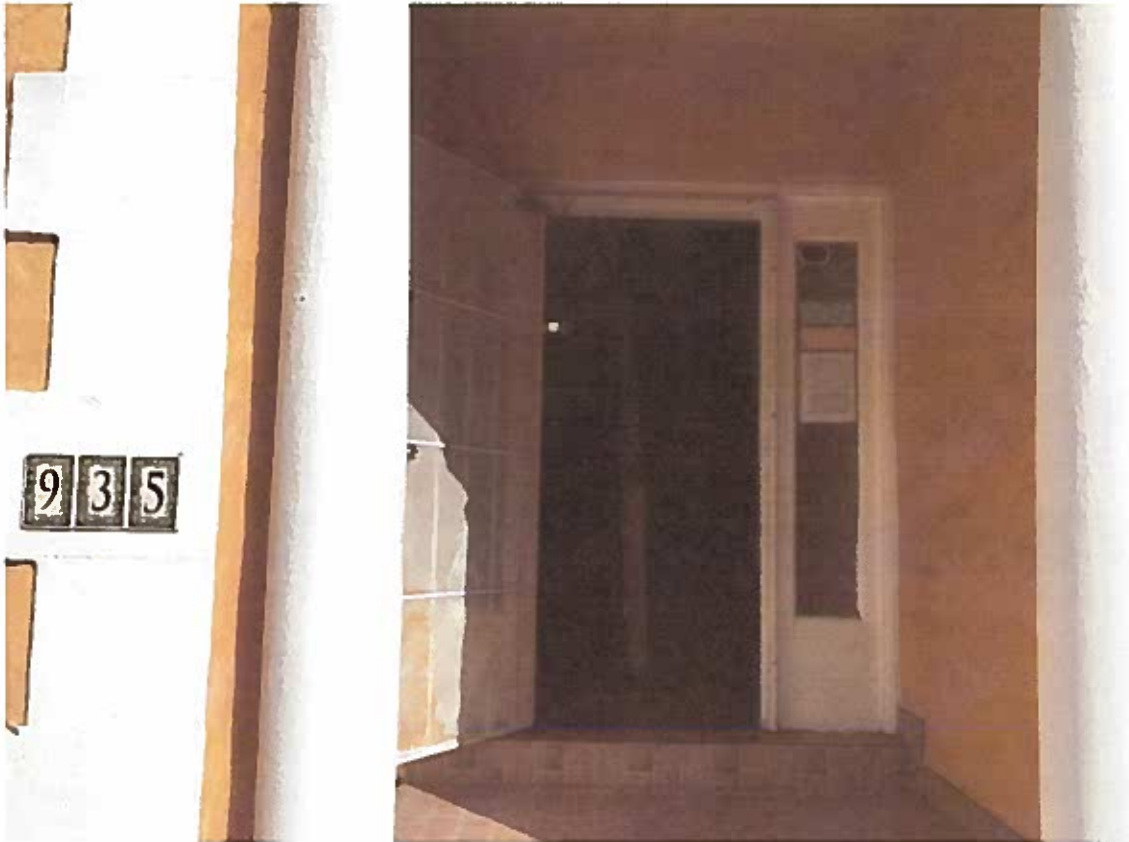
Sworn to (or affirmed) and subscribed before me this 20th day of December, in  
the year 20 16, by Jose Paz who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

935 Catalonia Avenue



99R092274 1999 FEB 22 12:35

DOCSTFEE 7,680.00 SURTX 5,760.00  
HARVEY RUBIN, CLERK DADE COUNTY, FL

OFF REC 18487 PG 2644

Folio # 0341180040910  
0341180040901

### WARRANTY DEED

THIS INDENTURE, made this 9 day of February, 1999, Between  
931-935 BILTMORE ASSOCIATES, a Florida General Partnership, whose post  
office address is: 1355 S. W. 91<sup>st</sup> Terracc, Miami FL 33186  
Grantor\* to

CATATONIC INVESTMENTS CORPORATION,  
whose post office address is: 485 Leucadendra, Coral Gables FL 33156, of the County of  
Miami-Dade, State of FLORIDA, Grantee\*,

Witnesseth that said Grantor, for and in consideration of the sum of TEN (10.00)  
DOLLARS, and other good and valuable considerations to said grantor in hand paid by  
said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and  
sold to the said grantee, and grantee's heirs and assigns forever, the following described  
land, situate, lying and being in MIAMI-DADE County, Florida, to-wit:

Lots 19 and 20, in Block 29, SECOND REVISED PLAT OF CORAL GABLES  
COUNTRY CLUB PART NO. 2, according to the Plat thereof, as recorded in  
Plat Book 32, at Page 63, of the Public Records of Miami Dade County, Florida.

- SUBJECT TO: (1) Taxes for the year 1999 and subsequent years.
- (2) Zoning restrictions imposed by governmental authority.
  - (3) Restrictions and matters appearing on the plat or otherwise to the subdivision
  - (4) Restrictions, utility easements or other matters which do not render the title unmarketable or adversely affect the present use of the land.
  - (5) Subject to a Purchase Money Mortgage in the amount of \$30,000.00.

And said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whatsoever.

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

15<sup>th</sup>

OFF REC 18487 PG 2645

IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal the day and year first above written.

Witnesses:

*Freda O. Breece*  
FREDA O. BREECE

*Dora Jara*  
DORA JARA

DWZ 1323280

*E J Howard*  
Eduardo Bilal  
Armedo Bilal

931-935 BILTMORE ASSOCIATES,  
A Florida General Partnership

By its General Partners:  
M.J. ARCHITECTURE COMPANY,  
A Florida corporation.

By: *[Signature]*  
Marcos E. Jarsrosky, President  
A/k/a Marcos E. Jarsrosky,  
A General Partner and

EAGLE INTERNATIONAL PETROLEUM, INC.  
A Florida corporation.

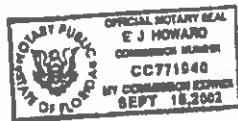
By: *[Signature]*  
Eduardo Moses, President  
A General Partner.

STATE OF FLORIDA )  
SS:  
COUNTY OF MIAMI DADE )

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared EDUARDO MOSES, President of EAGLE INTERNATIONAL PETROLEUM, INC., a Florida corporation, a General Partner of 931-935 BILTMORE ASSOCIATES, a Florida General Partnership, who is personally known to me for five years, or he produced None as identification, and known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed same, this 9 day of July, 1999.

My Commission Expires:

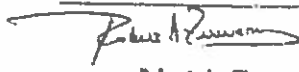
*[Signature]*  
Notary Public, State of Florida  
Print: E J HOWARD  
Commission No. \_\_\_\_\_



OFF REC 8487 2646

REPUBLIC OF ARGENTINA  
CITY OF BUENOS AIRES  
EMBASSY OF THE UNITED STATES OF AMERICA

X I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments personally appeared MARCOS E. JANROSKY, ALSO KNOWN AS MARCOS E. JARSROSKY, President of M. J. ARCHITECTURE COMPANY, a Florida corporation, a General Partner of 931-935 BILTMORE ASSOCIATES, a Florida General Partnership, who is personally known to me for \_\_\_\_\_ year, or he produced Argentine ID as identification, and known to be the person described in and who executed the foregoing instrument and he acknowledged to me that he executed same, this 3 day of February, 1999.

  
Robert A. Zimmerman  
Vice Consul



This Document was prepared by:  
Eugene J. Howard, Esquire  
1111 Lincoln Road #800  
Miami Beach FL 33139

RECORDS & GENERAL RECORDS SECTION  
OF DADE COUNTY, FLORIDA  
RECORDS SECTION  
HARVEY RIVIN  
VICE CONSUL GENERAL



DIVISION of  
**CORPORATIONS**  
an official State of Florida website

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

## Detail by Entity Name

Florida Profit Corporation

CATATONIC INVESTMENTS CORPORATION

### Filing Information

**Document Number** P99000007809  
**FEI/EIN Number** 65-0922848  
**Date Filed** 01/27/1999  
**State** FL  
**Status** ACTIVE  
**Last Event** REINSTATEMENT  
**Event Date Filed** 12/09/2011

### Principal Address

330 CASUARINA CONCOURSE  
CORAL GABLES, FL 33143

Changed: 03/25/2008

### Mailing Address

330 CASUARINA CONCOURSE  
CORAL GABLES, FL 33143

Changed: 03/25/2008

### Registered Agent Name & Address

MURCIANO, ALFREDO  
330 CASUARINA CONCOURSE  
CORAL GABLES, FL 33143

Name Changed: 08/16/1999

Address Changed: 03/25/2008

### Officer/Director Detail

#### **Name & Address**

## Title P

MURCIANO, ALFREDO  
 330 CASUARINA CONCOURSE  
 CORAL GABLES, FL 33143

## Title T

ALATRISTE, LOURDES  
 330 CASUARINA CONCOURE  
 CORAL GABLES, FL 33143

## Title S

MURCIANO, EMILIA  
 330 CASUARINA CONCOURSE  
 CORAL GABLES, FL 33143

Annual Reports

Report Year	Filed Date
2014	03/09/2014
2015	04/26/2015
2016	02/07/2016

Document Images

<a href="#">02/07/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/26/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/09/2011 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2008 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2005 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/12/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/02/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/16/1999 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/1999 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>





CFN 20090255451  
OR Bk 26820 Pgs 3801 - 3803; (3pgs)  
RECORDED 04/08/2009 09:45:22  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY,  
RECORDED AND RETURN TO:  
Shannon M. Nichols  
Miller, Canfield, Paddock, and Stone, P.L.C.  
840 West Long Lake Road, Suite 200  
Troy, Michigan 48098-6358

County: Miami-Dade

**ASSIGNMENT OF MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS AND  
SECURITY AGREEMENT**

*This Assignment of Multifamily Mortgage, Assignment of Rents and Security Agreement is made and entered into as of March 31, 2009 by and between GREYSTONE SERVICING CORPORATION, INC., a Georgia corporation, with its place of business at 419 Belle Air Lane, Warrenton, Virginia 20186 ("Assignor") and FANNIE MAE, c/o Greystone Servicing Corporation, Inc., having a place of business at 419 Belle Air Lane, Warrenton, Virginia 20186 ("Assignee").*

**WITNESSETH:**

That for good and valuable consideration, Assignor does hereby assign to Assignee all of Assignor's right, title, and interest in and to a Multifamily Mortgage, Assignment of Rents and Security Agreement in the original principal amount of One Million Nine Hundred Thirty-Five Thousand and No/100 Dollars (\$1,935,000.00) made by Catatonic Investments Corporation, a Florida corporation, to Assignor (as the "Lender" therein) dated as of March 31, 2009 and recorded concurrently herewith in the Office of the Clerk of Miami-Dade County, State of Florida, and together with all of Assignor's right, title, and interest in and to the real property known as Catalonia Avenue located at 931 and 935 Catalonia Avenue, Coral Gables, Miami-Dade County, Florida 33134 as more particularly described in EXHIBIT "A" hereto.

[THE REMAINDER OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY]

**EXHIBIT A**  
**TO UCC-1 FINANCING STATEMENT**

**Debtor:**

Catatonic Investments Corporation  
330 Casuarina Concourse  
Coral Gables, Florida 33143

Tax ID No.: N/A  
Organizational No.: P99000007809

**Secured Party:**

Fannie Mac  
c/o Greystone Servicing Corporation, Inc.  
419 Belle Air Lane  
Warrenton, Virginia 20186

**Legal Description of Property:**

Lots 19 and 20 Block 29 of SECOND REVISED PLAT OF CORAL GABLES COUNTRY CLUB PART NO. 2 according to the Plat thereof, as recorded in Plat Book 32 Page 63 of the Public Records of Miami-Dade County, Florida.

Tax Parcel Number: 03-4118-004-0901, 03-4118-004-0910



CFN 2013R0866223  
 OR Bk 28891 Pgs 3877 - 3879; (3pgs)  
 RECORDED 10/31/2013 09:18:03  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

**UCC FINANCING STATEMENT AMENDMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Phone: (800) 331-3282 Fax: (818) 662-4141	
B. E-MAIL CONTACT AT FILER (optional) CLS-CTLS_Glendale_Customer_Service@wolterskluwer.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) 112970 - GREYSTONE	
CT Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071	40429795  FLFL FIXTURE
File with: Dade, FL	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE NUMBER  
2009R0257263 BK26821 PG2766 4/8/2009 CC FL Dade

1b.  This FINANCING STATEMENT AMENDMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS  
 Filer: attach Amendment Addendum (Form UCC3Ad) and provide Debtor's name in item 13

2.  TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to the security interest(s) of Secured Party authorizing this Termination Statement
3.  ASSIGNMENT (full or partial): Provide name of Assignee in item 7a or 7b, and address of Assignee in item 7c and name of Assignor in item 9  
 For partial assignment, complete items 7 and 9 and also indicate affected collateral in item 8
4.  CONTINUATION: Effectiveness of the Financing Statement identified above with respect to the security interest(s) of Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law

5.  PARTY INFORMATION CHANGE:  
 Check one of these two boxes:  Debtor or  Secured Party of record  
 AND Check one of these three boxes to:  
 CHANGE name and/or address: Complete item 6a or 6b, and item 7a or 7b and item 7c  
 ADD name: Complete item 7a or 7b, and item 7c  
 DELETE name: Give record name to be deleted in item 6a or 6b

6. CURRENT RECORD INFORMATION: Complete for Party Information Change - provide only one name (6a or 6b)

6a. ORGANIZATION'S NAME Catalonic Investments Corporation				
OR	6b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

7. CHANGED OR ADDED INFORMATION: Complete for Assignment or Party Information Change - provide only one name (7a or 7b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)

7a. ORGANIZATION'S NAME				
OR	7b. INDIVIDUAL'S SURNAME			
INDIVIDUAL'S FIRST PERSONAL NAME				SUFFIX
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)				SUFFIX

7c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
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8.  COLLATERAL CHANGE: Also check one of these four boxes:  ADD collateral  DELETE collateral  RESTATE covered collateral  ASSIGN collateral  
 Indicate collateral:

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT: Provide only one name (9a or 9b) (name of Assignor, if this is an Assignment)  
 If this is an Amendment authorized by a DEBTOR, check here  and provide name of authorizing Debtor

9a. ORGANIZATION'S NAME Fannie Mae				
OR	9b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

10. OPTIONAL FILER REFERENCE DATA: Debtor Name: Catalonic Investments Corporation  
 40429795 CATALONIA AVENUE FNMA

**UCC FINANCING STATEMENT AMENDMENT ADDENDUM**

FOLLOW INSTRUCTIONS

11. INITIAL FINANCING STATEMENT FILE NUMBER: Same as Item 1a on Amendment form  
 2009R0257263 BK26821 PG2766 4/8/2009 CC FL Dade

12. NAME OF PARTY AUTHORIZING THIS AMENDMENT: Same as Item 9 on Amendment form

12a. ORGANIZATION'S NAME Fannie Mae	
GR 12b. INDIVIDUAL'S SURNAME	
FIRST PERSONAL NAME	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

13. Name of DEBTOR on related financing statement (Name of a current Debtor of record required for indexing purposes only in some filing offices - see Instruction item 13); Provide only one Debtor name (13a or 13b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); see Instructions if name does not fit

13a. ORGANIZATION'S NAME Catatonic Investments Corporation			
OR 13b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

14. ADDITIONAL SPACE FOR ITEM 8 (Collateral):

15. This FINANCING STATEMENT AMENDMENT:  
 covers timber to be cut  covers as-extracted collateral  is filed as a fixture filing

17. Description of real estate:  
 See Exhibit A.

16. Name and address of a RECORD OWNER of real estate described in Item 17  
 (If Debtor does not have a record interest):

18. MISCELLANEOUS: 40429795-FL-25 112970 - GREYSTONE SERVICING Fannie Mae File with: Dade, FL CATALONIA AVENUE FNMA

FILING OFFICE COPY — UCC FINANCING STATEMENT AMENDMENT ADDENDUM (Form UCC3Ad) (Rev. 04/20/11)

Prepared by CT Lion Solutions, P.O. Box 28071, Glendale, CA 91209-8071 Tel (800) 331-3282



CFN 20090255450  
OR Bk 26820 Pgs 3751 - 3800; (50pgs)  
RECORDED 04/08/2009 09:45:22  
MTG DOC TAX 6,772.50  
INTANG TAX 3,570.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY,  
RECORDED AND RETURN TO:  
Shannon M. Nichols  
Miller, Canfield, Paddock, and Stone, P.L.C.  
840 West Long Lake Road, Suite 200  
Troy, Michigan 48098-6358

**MULTIFAMILY MORTGAGE,  
ASSIGNMENT OF RENTS  
AND SECURITY AGREEMENT**

(Florida)

FANNIE MAE MULTIFAMILY SECURITY INSTRUMENT -  
FLORIDA

Form 4010

11/01

© 1997-2001 Fannie Mae

This document was prepared by  
Shannon M. Nichols  
Miller, Confield, Paddock, and Stone, P.L.C.  
840 West Long Lake Road, Suite 200  
Troy, Michigan

MULTIFAMILY MORTGAGE,  
ASSIGNMENT OF RENTS  
AND SECURITY AGREEMENT

THIS MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (the "*Instrument*") is dated as of the 31 day of March, 2009, between CATATONIC INVESTMENTS CORPORATION, a Florida corporation, with an address at 330 Casuarina Concourse, Coral Gables, Florida 33143, as mortgagor ("*Borrower*"), and GREYSTONE SERVICING CORPORATION, INC., a Georgia corporation, whose address is 419 Belle Air Lane, Warrenton, Virginia 20186, as mortgagee ("*Lender*").

Borrower is indebted to Lender in the principal amount of \$1,935,000.00, as evidenced by Borrower's Multifamily Note (as defined below) payable to Lender dated as of the date of this Instrument, and maturing on April 1, 2019.

TO SECURE TO LENDER the repayment of the Indebtedness, and all renewals, extensions and modifications of the Indebtedness, and the performance of the covenants and agreements of Borrower contained in the Loan Documents, Borrower mortgages, warrants, grants, conveys and assigns to Lender the Mortgaged Property, including the Land located in Miami-Dade County, State of Florida and described in Exhibit A attached to this Instrument.

Borrower represents and warrants that Borrower is lawfully seized of the Mortgaged Property and has the right, power and authority to mortgage, grant, convey, bargain, sell, transfer and assign the Mortgaged Property, and that the Mortgaged Property is unencumbered. Borrower covenants that Borrower will warrant and defend generally the title to the Mortgaged Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy issued to Lender contemporaneously with the execution and recordation of this Instrument and insuring Lender's interest in the Mortgaged Property.

Covenants. Borrower and Lender covenant and agree as follows:

1. DEFINITIONS.

The following terms, when used in this Instrument (including when used in the above recitals), shall have the following meanings:

(a) "*Borrower*" means all persons or entities identified as "*Borrower*" in the first paragraph of this Instrument, together with their successors and assigns.

(b) "*Collateral Agreement*" means any separate agreement between Borrower and Lender for the purpose of establishing replacement reserves for the Mortgaged Property, establishing a fund to assure completion of repairs or improvements specified in that agreement, or assuring reduction of the outstanding principal balance of the Indebtedness if the occupancy of

### Detail by Entity Name

Foreign Profit Corporation  
GREYSTONE SERVICING CORPORATION, INC.

**Filing Information**

**Document Number** F98000004743  
**FEI/EIN Number** 58-1865166  
**Date Filed** 08/19/1998  
**State** GA  
**Status** ACTIVE

**Principal Address**

419 BELLE AIR LANE  
WARRENTON, VA 20186

Changed: 04/30/2010

**Mailing Address**

419 BELLE AIR LANE  
WARRENTON, VA 20186

Changed: 04/30/2010

**Registered Agent Name & Address**

CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301-2525

Name Changed: 01/30/2008

Address Changed: 01/30/2008

**Officer/Director Detail**

**Name & Address**

Title President

ROSENBERG, STEPHEN  
152 W. 57TH STREET, 60TH FLOOR  
NEW YORK, NY 10019

Title VP, Secretary

SHEDLOCK, ANDREW J, III  
419 BELLE AIR LANE  
WARRENTON, VA 20186

**Annual Reports**

Report Year	Filed Date
2014	04/21/2014
2015	03/17/2015
2016	04/27/2016

**Document Images**



**GEORGIA  
CORPORATIONS  
DIVISION**

GEORGIA SECRETARY OF  
STATE  
**BRIAN P. KEMP**

[HOME \(/\)](#)

**BUSINESS SEARCH**

**BUSINESS INFORMATION**

**Business Name:** GREYSTONE  
SERVICING CORPORATION, Inc. **Control Number:** J920652

**Business Type:** Domestic Profit Corporation **Business Status:** Active/Compliance

**Business Purpose:**

**Principal Office Address:** 419 BELLE AIR LN,  
WARRENTON, VA,  
20186-4368, USA **Date of Formation /  
Registration Date:** 10/30/1989

**State of Formation:** Georgia **Last Annual Registration  
Year:** 2016

**REGISTERED AGENT INFORMATION**

**Registered Agent Name:** CORPORATION SERVICE COMPANY

**Physical Address:** 40 TECHNOLOGY PARKWAY SOUTHSUITE 300, Gwinnett,  
NORCROSS, GA, 30092, USA

**OFFICER INFORMATION**

Name	Title	Business Address
ANDREW SHEDLOCK III	Secretary	419 BELLE AIR LN, WARRENTON, VA, 20186, USA
Sharon Briskman	CFO	419 Belle Air Lane, Warrenton, VA, 20186, USA
STEPHEN ROSENBERG	CEO	152 W 57TH STREET 60TH FLOOR, NEW YORK, NY, 10019, USA

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