



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 11/28/2016

Property Information	
Folio:	03-4108-009-3470
Property Address:	1424 PONCE DE LEON BLVD Coral Gables, FL 33134-4008
Owner	CITY NAT BANK OF FLA
Mailing Address	PO BOX 2400-9395-00 MIAMI, FL 33102
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3 988 Sq Ft
Lot Size	5,782 Sq Ft
Year Built	1956



Assessment Information			
Year	2016	2015	2014
Land Value	\$925,120	\$925,120	\$722,750
Building Value	\$287,880	\$287,880	\$377,250
XF Value	\$0	\$0	\$0
Market Value	\$1,213,000	\$1,213,000	\$1,100,000
Assessed Value	\$1,187,917	\$1,079,925	\$981,750

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$25,083	\$133,075	\$118,250

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

Short Legal Description
CORAL GABLES DOUGLAS SEC PB 25-69 LOT 11 BLK 33 LOT SIZE 55.000 X 105 OR 13535-655 1287 5

Taxable Value Information			
	2016	2015	2014
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,187,917	\$1,079,925	\$981,750
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,213,000	\$1,213,000	\$1,100,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,187,917	\$1,079,925	\$981,750
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,187,917	\$1,079,925	\$981,750

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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**



1424 Ponce De Leon Blvd

service list – 1424 Ponce de Leon Boulevard

<p><b><u>Owner</u></b> City National Bank of Florida P.O. Box 025611 Miami, FL 33102-5611</p> <p>Return receipt number:</p>	<p><b><u>Owner</u></b> City National Bank of Florida 25 West Flagler Street Miami, FL 33101-1712</p> <p>Return receipt number:</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
BL-11-02-6276	02/28/2011	1424 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (PLANEY LINUX CAFFE) \$13,000	final	06/22/2011	10/07/2011	0.00
CE-11-07-6351	07/13/2011	1424 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT15315 SEC 34-112 CITY CODE (GRA) GRAFFITI ON EXTERIOR WALL OF BUILDING MUST BE REMOVED.	final	07/13/2011	07/13/2011	0.00
CE-11-07-7084	07/22/2011	1424 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37388 SEC 34-112 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM EXTERIOR OF BUILDING. WARNING ISSUED 7/13/11.	issued	07/22/2011		0.00
CE-11-07-7490	07/27/2011	1424 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T37395 SEC 34-112 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM BUILDING. WARNING ISSUED 7/13/11 & TICKET ISSUED 7/22/11	final	07/27/2011	08/31/2011	0.00
CE-12-08-1885	08/28/2012	1424 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT9646 5-1901 (1) ZONING CODE (SNT) MAINTAINING A TEMP. SIGN LARGER THAN 250SQ. IN. OR MORE THAN TWO, PROHIBITED. COPY EXPRESS	final	08/29/2012	08/29/2012	0.00
DR-10-10-3912	10/04/2010	1424 PONCE DE LEON BLVD	DEVELOPMENT REVIEW COMMITTEE	APPLICANT PROPOSES TO OPEN A GNOSTIC STUDY CENTER AT THE EXISTING LOCATION.	canceled	10/04/2010	09/09/2014	0.00
DR-10-12-3272	12/01/2010	1424 PONCE DE LEON BLVD	DEVELOPMENT REVIEW COMMITTEE	APPLICANT PROPOSES TO OPEN AN INTERNET CAFE AND COFFEE SHOP IN THE EXISTING LOCATION.	final	12/01/2010	09/09/2014	0.00

CITY'S

EXHIBIT 2

EL-11-04-6835	04/25/2011	1424 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	9 ROUGH IN OUTLETS; 108 FEET TRACK; 8 LIGHT SOCKETS; 100 AMP SERVICE; 100 AMP SUBFEED AND 100 AMP SWITCHBOARD	final	07/13/2011	09/28/2011	0.00
EX-11-08-7275	08/29/2011	1424 PONCE DE LEON BLVD	PERMIT EXTENSION	PERMIT EXTENSION FOR #ZN10095357 FOR EXT PAINTING	final	08/30/2011	08/30/2011	0.00
ME-11-04-6567	04/20/2011	1424 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (PLANEY LINUX CAFFE) EXTEND DUCT MAIN TO EXISTING DUCT AND ADD EXTRA OUTLETS AND GRILLES.	final	08/16/2011	10/03/2011	0.00
ME-11-08-6554	08/18/2011	1424 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (PLANEY LINUX CAFFE) EXTEND DUCT MAIN TO EXISTING DUCT AND ADD EXTRA OUTLETS AND GRILLES.	final	08/19/2011	10/05/2011	0.00
PL-11-04-6681	04/21/2011	1424 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK COMMERCIAL INTERIOR ALTERATIONS (PLANEY LINUX CAFFE)	final	07/13/2011	09/26/2011	0.00
PU-14-08-2738	08/13/2014	1424 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF RECERTIFICATION	final	08/13/2014	08/13/2014	0.00
RC-16-11-7687	11/28/2016	1424 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5598 AND UNSAFE STRUCTURES FEE	approved			980.63
ZN-10-09-5357	09/29/2010	1424 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	EXTERIOR PAINTING WALLS SW6042 (LIGHT BEIGE). \$1400.00	final	09/29/2010	08/31/2011	0.00
ZN-11-01-5165	01/20/2011	1424 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PLASTER INTERIOR WALLS, PAINT INT, TILE INT @ 1430 PONCE DE LEON BLVD \$5,500	final	01/21/2011	09/28/2011	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.


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<b>Occupant Name:</b>	COPY EXPRESS	<b>Inspection Date:</b>	7/14/2016
<b>Address:</b>	1424 Ponce De Leon Boulevard	<b>InspectionType:</b>	Business (Annual Fire Inspection)
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Javier Rodriguez 305-460-5563
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	1500

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No violations noted at this time.

Company Representative:   
Alexandra Hasegawa  
65664  
7/14/2016 12:45:34 PM  
Signature valid only in mobile-eyes documents

Inspector:   
Javier Rodriguez  
55064  
7/14/2016 12:45:34 PM  
Signature valid only in mobile-eyes documents

Javier Rodriguez  
7/14/2016

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 3931 9002 6886

CITY NAT BANK OF FLA  
PO BOX 2400-9395-00  
MIAMI, FL 33102

RE: 1424 PONCE DE LEON BLVD. CORAL GABLES, FL.  
FOLIO # 03-4108-009-3470  
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1956.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(1), 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*  
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**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5598

vs.

CITY NATIONAL BANK OF FLORIDA  
P.O. Box 025611  
Miami, Florida 33102-5611

Return receipt number:  
N/A

Respondent.

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

Date: December 20, 2016

Re: **1424 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-4008 and legally described as Lot 11, Block 33, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-3470 ("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 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:

City National Bank of Florida, 25 West Flagler Street, Miami, Florida 33101-1712



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint Case #: 16-5598

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1424 Ponce de Leon, ON 12-20-16  
AT 9:40 a.m. Boulevard

12/20/2016  
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 20<sup>th</sup> day of December, in  
the year 2016, by Eduardo Martin who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

1424 Ponce de Leon Boulevard

# 1424

**BOARD OF CONSTRUCTION REGULATIONS BOARD FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES  
 P.O. Box 12000  
 Coral Gables, Florida 33134

TO: **CITY NATIONAL BANK OF FLORIDA**  
 P.O. Box 122611  
 Miami, Florida 33102-0611

FROM: **THE BUILDING OFFICIAL**

DATE: **December 20, 2017**

**RE: 1424 Ponce de Leon Boulevard, Coral Gables, Florida 33134-4909 and legally described as Lot 11, Block 37, of CORAL GABLES, CORP., AN ELECTRON, according to the Plat thereof, as recorded in Plat Book 25, Page 48, of the Public Records of Miami-Dade County, Florida, and having file number 01-4108-008, 34704 (Property).**

The City of Coral Gables City Building Official has requested the records relating to the Structure in accordance with Article III, Chapter 100 of the City Code, pertaining to records, and Section 5-11 of the Miami-Dade County Code, as applicable to the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is prohibited under pursuant to Section 105-1 Section(3) of the City Code for failure to timely comply with the maintenance and recordkeeping requirements of the Florida Building Code or Section 5-11 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 Wilshire 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 will be required to be represented by an attorney, and may present and question witnesses and evidence, however, the matter will be decided by the Board.

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54

OFF REC 13535 655

1988 JAN -8 PH 3:48

88R008830

CONVEYANCE DEED TO TRUSTEE UNDER LAND TRUST AGREEMENT

THIS INDENTURE WITNESSETH, That the Grantor LADY GONCALVES DORIA, an unmarried widow

of the County of \_\_\_\_\_, and State of Brazil, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, hereby conveys and warrants unto CITY NATIONAL BANK OF FLORIDA, Miami, Florida, a national banking corporation organized under the laws of the United States, and duly authorized to accept and execute trusts within the State of Florida, as trustee under the provisions of a certain Trust Agreement, dated the 22 day of December, 1987, and known as Trust number 2400937552, whose address is Trust Department (# \_\_\_\_\_), P.O. Box 025611, Miami, Florida, 33102-5611, the following described real estate in the county of Dade, and State of Florida, to wit:

Lots 11 and 12; Block 33, DOUGLAS SECTION REVISED OF CORAL GABLES, according to the plat thereof as recorded in Plat Book 25, Page 69, of the Public Records of Dade County, Florida.

Subject to restrictions, conditions, easements, limitations of record, taxes for the year 1988 and subsequent years.

0.55  
1-8-88 DC

Transfer exempt from Stamp Taxes as conveyance to Trustee and not sale. 12B4.014(b) F.D.R. Rules.

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trust and for the uses and purposes herein and in said Trust Agreement and Declaration of Trust set forth.

Full power and authority is hereby granted to said Trustee to improve, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust, and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases and to amend, change or modify leases and the terms and provisions thereof, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or exchange said real estate or any part thereof for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement or Declaration of Trust, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement and Declaration of Trust was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement and Declaration of Trust and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement and Declaration of Trust, as their attorney in fact, hereby irrevocably appointed for such purpose, or, at the election of said Trustee, in its own name as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under the Trust Agreement and Declaration of Trust hereinbefore referred to and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the Grantor fully warrant the title to said real estate and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor aforesaid has hereunto set her hand and seal this 22 day of December, 1987

Signed, Sealed and Delivered in our Presence:

Raymond Charles Delanda  
William

\_\_\_\_\_  
LADY GONCALVES DORIA (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

10.52

State of Florida )  
County of Dade ) ss:

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared LADY GONCALVES DORTA to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same, for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the County and State aforesaid this 22nd day of December, 1987

[Signature]  
(Notary Public)  
My Commission Expires 12/31/88  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES DEC 31 1988  
DORVILLE "DORVILLE" SCARVAL, 145 - 14523

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ to me known to be the person described in and who executed the foregoing instrument and \_\_\_\_\_ acknowledged before me that \_\_\_\_\_ executed the same, for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the County and State aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_  
(Notary Public)  
My Commission Expires \_\_\_\_\_

Trust Department  
CITY NATIONAL BANK OF FLORIDA  
25 West Flagler Street  
Miami, Florida 33102-5611

TO  
DEED

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA.  
RECORD NUMBER  
RICHARD P. BRINKER  
CLERK CIRCUIT COURT

## City National Bank of Florida (FDIC # 20234)

Active Insured Since August 12, 1970

Data as of: November 30, 2016

City National Bank of Florida is an active bank

<b>FDIC Certificate#:</b>	<b>20234</b>	<b>Established:</b>	August 12, 1970	<b>Corporate Website:</b>	<a href="http://www.citynational.com">http://www.citynational.com</a>
<b>Headquarters:</b>	25 West Flagler Street Miami, FL 33101 Miami-Dade County	<b>Insured:</b>	August 12, 1970	<b>Consumer Assistance:</b>	<a href="http://www.helpwithmybank.gov">http://www.helpwithmybank.gov</a>
<b>Locations:</b>	26 domestic in 1 states, 0 in territories, and 0 in foreign locations	<b>Bank Charter Class:</b>	National Bank	<b>Contact the FDIC about:</b>	City National Bank of Florida
		<b>Regulated By:</b>	Office of the Comptroller of the Currency		

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

Showing 1 to 25 of 26 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
250544	11	Aventura Branch	2999 N.E. 191 Street, Ste 100	Miami-Dade	Aventura	FL	33180	Full Service Brick and Mortar Office	12/11/1995	
250549	16	Boca Del Mar	7000 West Palmetto Park Road Suite 100	Palm Beach	Boca Raton	FL	33431	Full Service Brick and Mortar Office	01/25/1999	
250550	17	Boca Raton Branch	641 South Federal Highway	Palm Beach	Boca Raton	FL	33432	Full Service Brick and Mortar Office	07/19/1999	
11634	2	Coral Gables Branch	2855 S Le Jeune Road	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	09/24/1956	05/31/1987
516681	29	Coral Springs Branch	9750 West Atlantic Blvd	Broward	Coral Springs	FL	33071	Full Service Brick and Mortar Office	01/31/2011	
432110	21	Delray Beach Branch	1120 South Federal Highway	Palm Beach	Delray Beach	FL	33483	Full Service Brick and Mortar Office	08/02/2004	
250546	13	Las Olas Branch	450 East Las Olas Boulevard	Broward	Fort Lauderdale	FL	33301	Full Service Brick and Mortar Office	04/14/1997	
9793	1	Hallandale Branch	1995 East Hallandale Beach Boulevard	Broward	Hallandale	FL	33009	Full Service Brick and Mortar Office	05/26/1937	05/31/1987
495409	25	Yough Circle Branch	1845 Hollywood Boulevard	Broward	Hollywood	FL	33020	Full Service Brick and Mortar Office	09/22/2009	
13915		City National Bank Of Florida	25 West Flagler Street	Miami-Dade	Miami	FL	33101	Full Service Brick and Mortar Office	08/12/1970	
15230	3	Galloway Banking Center	6975 South West - 87th Avenue	Miami-Dade	Miami	FL	33173	Full Service Brick and Mortar Office	04/04/1975	05/31/1987
234135	5	Biscayne Tower Branch	Two South Biscayne Boulevard	Miami-Dade	Miami	FL	33131	Full Service Brick and Mortar Office	09/09/1985	05/31/1987
234136	6	Metro Plaza Branch	111 N.W. First Street, Suite G-135	Miami-Dade	Miami	FL	33128	Full Service Brick and Mortar Office	05/01/1986	05/31/1987
250543	10	Brickell Branch	1450 Brickell Avenue, Suite 100	Miami-Dade	Miami	FL	33131	Full Service Brick and Mortar Office	12/01/1989	
250547	14	Doral Banking Center	8725 Northwest 18 Terrace	Miami-Dade	Miami	FL	33172	Full Service Brick and Mortar Office	07/06/1998	
363583	18	Pinecrest Branch	11675 South Dixie Highway	Miami-Dade	Miami	FL	33156	Full Service Brick and Mortar Office	04/17/2002	
505894	28	Kendall Branch	13780 Sw 88th Street	Miami-Dade	Miami	FL	33186	Full Service Brick and Mortar Office	01/15/2010	
520263	30	Bird Rd Branch	9696 Southwest 40th Street	Miami-Dade	Miami	FL	33165	Full Service Brick and Mortar Office	05/23/2011	
531797	31	South Miami Branch	6388 South Dixie Hwy	Miami-Dade	Miami	FL	33143	Full Service Brick and Mortar Office	06/18/2012	
10657	4	Miami Beach Branch	300 Seventy-First Street	Miami-Dade	Miami Beach	FL	33141	Full Service Brick and Mortar Office	10/15/1946	05/31/1987
250541	8	41st Street Branch	475 Arthur Godfrey Road	Miami-Dade	Miami Beach	FL	33140	Full Service Brick	10/19/1988	