



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/23/2020

Property Information	
Folio:	03-4120-017-0580
Property Address:	4112 AURORA ST Coral Gables, FL 33146-1416
Owner	BAPTIST HEALTH SOUTH FLORIDA INC
Mailing Address	6855 RED RD STE 600 CORAL GABLES, FL 33143 USA
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	48,259 Sq.Ft
Lot Size	43,500 Sq.Ft
Year Built	1949



Assessment Information			
Year	2019	2018	2017
Land Value	\$9,570,000	\$8,047,500	\$8,700,000
Building Value	\$530,000	\$10,000	\$108,000
XF Value	\$0	\$0	\$0
Market Value	\$10,100,000	\$8,057,500	\$8,808,000
Assessed Value	\$8,863,250	\$8,057,500	\$7,514,100

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$1,236,750		\$1,293,900
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,863,250	\$8,057,500	\$7,514,100
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,100,000	\$8,057,500	\$8,808,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,863,250	\$8,057,500	\$7,514,100
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,863,250	\$8,057,500	\$7,514,100

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



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/2020

Property Information

Folio: 03-4120-017-0580

Property Address: 4112 AURORA ST

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	M	7100	Square Ft.	43,500.00	

Building Information						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1949			48,259	

Extra Features			
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.			
Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	1988	7.5	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1987	4.5	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1986	20	
Paving - Asphalt	1984	2,394	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1984	50	
Elevator - Passenger	1983	2	

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/2020

Property Information

Folio: 03-4120-017-0580

Property Address: 4112 AURORA ST

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	M	7100	Square Ft.	43,500.00	

Building Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1949			48,259	

Extra Features

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	1988	7.5	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1987	4.5	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1986	20	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1984	50	
Paving - Asphalt	1984	2,394	
Elevator - Passenger	1983	2	

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/2020

Property Information

Folio: 03-4120-017-0580

Property Address: 4112 AURORA ST Coral Gables, FL 33146-1416

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	M	7100	Square Ft.	43,500.00	

Building Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1949			48,259	

Extra Features

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	1988	7.5	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1987	4.5	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1986	20	
Paving - Asphalt	1984	2,394	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1984	50	
Elevator - Passenger	1983	2	

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/2020

Property Information

Folio: 03-4120-017-0580

Property Address: 4112 AURORA ST

Full Legal Description

CORAL GABLES IND SEC PB 28-22

LOTS 5 THRU 21 BLK 3

LOT SIZE 43500 SQ FT

OR 18899-1200 1099 6 (3)

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
01/24/2019	\$37,000,000	31302-1325	Qual by verifiable & documented evidence
12/05/2013	\$27,000,000	28943-0650	Transfer where the sale price is verified to be part of a package or bulk sale.
10/01/1999	\$505,000	18899-1200	Other disqualified
06/01/1998	\$2,200,000	18151-2197	Other disqualified

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:

List of service addresses for January 2020 unsafe structures cases

N.B., for all of the exhibits that contain a mortgage, I included the entire mortgage to be complete, but suggest that you delete all but the first and signature pages for the copies that are to be placed on the agenda.

- 1) 4112 Aurora St - This property has a restrictive covenant that provides that the property will not be used in violation of the City Code.

<u>Owner (property appraiser address)</u>	<u>Owner (RA address)</u>
Baptist Health South Florida, Inc. 6855 Red Rd, Ste 600 South Miami, FL 33143-3518	Baptist Health South Florida, Inc. c/o David R. Friedman Registered Agent 6855 Red Rd, Ste 500 South Miami, FL 33143-3623

CITY'S

EXHIBIT 2

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

Florida Not For Profit Corporation
BAPTIST HEALTH SOUTH FLORIDA, INC.

Filing Information

Document Number	N42700
FEI/EIN Number	65-0267668
Date Filed	03/25/1991
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	06/26/2019
Event Effective Date	NONE

Principal Address

6855 RED ROAD
SUITE 600
CORAL GABLES, FL 33143-3632

Changed: 05/10/1999

Mailing Address

6855 RED ROAD
SUITE 600
CORAL GABLES, FL 33143-3632

Changed: 05/10/1999

Registered Agent Name & Address

FRIEDMAN, DAVID R
6855 RED ROAD
SUITE 500
CORAL GABLES, FL 33143

Name Changed: 01/18/2006

Address Changed: 02/22/2011

Officer/Director Detail**Name & Address**

Title P

KEELEY, BRIAN E

6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title C

DICKINSON, WILLIAM H
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title VC

CARR, JAMES
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title Treasurer

Hershoff, Jay A, Esq.
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title Secretary

TILLET, Bill R
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title CFO

ARSENAULT, MATTHEW V
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Annual Reports

Report Year	Filed Date
2018	02/08/2018
2018	09/10/2018
2019	03/12/2019

Document Images

[08/26/2019 - Amended and Restated Articles](#)
[03/12/2019 - ANNUAL REPORT](#)
[10/02/2018 - Amended and Restated Articles](#)
[09/10/2018 - AMENDED ANNUAL REPORT](#)
[02/08/2018 - ANNUAL REPORT](#)
[10/03/2017 - Amended and Restated Articles](#)
[04/20/2017 - ANNUAL REPORT](#)
[02/03/2017 - Amended and Restated Articles](#)
[03/21/2016 - ANNUAL REPORT](#)
[04/06/2015 - ANNUAL REPORT](#)
[02/03/2015 - Amended and Restated Articles](#)

[View image in PDF format](#)

[View image in PDF format](#)

[View image in PDF format](#)

[View image in PDF format](#)

[View image in PDF format](#)

[View image in PDF format](#)

[View image in PDF format](#)

[View image in PDF format](#)

[View image in PDF format](#)

[View image in PDF format](#)

[View image in PDF format](#)

03/17/2014 -- ANNUAL REPORT	View image in PDF format
10/31/2013 -- Amended and Restated Articles	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
03/15/2012 -- ANNUAL REPORT	View image in PDF format
02/22/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- ANNUAL REPORT	View image in PDF format
01/06/2009 -- ANNUAL REPORT	View image in PDF format
02/19/2008 -- ANNUAL REPORT	View image in PDF format
02/14/2007 -- ANNUAL REPORT	View image in PDF format
05/02/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2006 -- Reg. Agent Change	View image in PDF format
03/28/2005 -- Amendment	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
01/27/2005 -- Amended and Restated Articles	View image in PDF format
07/15/2004 -- ANNUAL REPORT	View image in PDF format
05/16/2003 -- ANNUAL REPORT	View image in PDF format
03/28/2002 -- Amended and Restated Articles	View image in PDF format
03/28/2002 -- Name Change	View image in PDF format
03/07/2002 -- ANNUAL REPORT	View image in PDF format
05/16/2001 -- ANNUAL REPORT	View image in PDF format
05/08/2000 -- ANNUAL REPORT	View image in PDF format
12/14/1999 -- Amended and Restated Articles	View image in PDF format
07/22/1999 -- Amendment	View image in PDF format
05/10/1999 -- ANNUAL REPORT	View image in PDF format
05/07/1999 -- Amended and Restated Articles	View image in PDF format
08/13/1998 -- ANNUAL REPORT	View image in PDF format
02/03/1998 -- Amendment	View image in PDF format
10/06/1997 -- AMENDED AND RESTATED ARTICLES	View image in PDF format
07/17/1997 -- ANNUAL REPORT	View image in PDF format
02/04/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
03/22/1995 -- ANNUAL REPORT	View image in PDF format


[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-20-01-4799	01/21/2020	4112 AURORA ST	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1939) CONSTRUCTION REGULATION BOARD CASE #20- AND UNSAFE STRUCTURES	pending			0.00
CE-19-11-4488	11/15/2019	4112 AURORA ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	CE288036	final	12/05/2019	12/05/2019	0.00
PL-19-10-5482	10/24/2019	4112 AURORA ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	SEWER & WATER CAP FOR TOTAL DEMO OF COMM BLDG & ALL AUX STRUCS	final	12/16/2019	01/10/2020	0.00
BL-19-10-5481	10/24/2019	4112 AURORA ST	DEMOLITION	TOTAL DEMO OF COMM BLDG & ALL AUX STRUCS \$152447	pending			0.00
HI-19-06-4558	06/03/2019	4112 AURORA ST	LETTER OF HISTORIC SIGNIFICANCE		final	06/03/2019	06/03/2019	0.00
CE-19-05-5607	05/22/2019	4112 AURORA ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/28/2019	05/28/2019	0.00
CE-19-01-2904	01/07/2019	4112 AURORA ST	CODE ENF LIEN SEARCH	LIEN SEARCH FOR: 4112 AURORA ST/4111 SALZEDO ST/250 BIRD RD/4101 SALZEDO ST/245 ALTARA AVE	final	01/09/2019	01/09/2019	0.00
ZN-18-12-3321	12/21/2018	4112 AURORA ST	PAINT / RESURFACE FL / CLEAN	STUCCO REPAIR AND PAINT EXTERIOR WALLS TO MATCH EXISTING (SW 6343) \$2,000	final	12/21/2018	01/25/2019	0.00
CE-18-07-4063	07/27/2018	4112 AURORA ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/01/2018	08/01/2018	0.00
CE-18-05-2732	05/01/2018	4112 AURORA ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/03/2018	05/03/2018	0.00
CE-17-07-2045	07/21/2017	4112 AURORA ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/26/2017	07/26/2017	0.00
HI-15-09-4404	09/17/2015	4112 AURORA ST	LETTER OF HISTORIC SIGNIFICANCE		final	09/17/2015	09/17/2015	0.00
HI-15-03-4102	03/09/2015	4112 AURORA ST	LETTER OF HISTORIC SIGNIFICANCE		final	03/09/2015	03/09/2015	0.00
BL-14-11-3709	11/06/2014	4112 AURORA ST	SIGNS	*COMMERCIAL* VINYL SIGNS (JAVIER RINCON DESIGN GROUP) @ 4002 AURORA ST \$422	final	12/10/2014	01/02/2015	0.00
AB-14-10-4086	10/30/2014	4112 AURORA ST	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL* VINYL SIGNS (JAVIER RINCON DESIGN GROUP) @ 4002 AURORA ST \$422	final	10/30/2014	01/02/2015	0.00

CITY'S
EXHIBIT 3

HI-14-09-3021	09/23/2014	4112 AURORA ST	LETTER OF HISTORIC SIGNIFICANCE		final	09/23/2014	09/23/2014	0.00
HI-13-12-1962	12/09/2013	4112 AURORA ST	LETTER OF HISTORIC SIGNIFICANCE		final	12/09/2013	12/09/2013	0.00
CE-13-06-0203	06/05/2013	4112 AURORA ST	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	06/10/2013	06/10/2013	0.00
CE-13-06-0185	06/04/2013	4112 AURORA ST	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	pending			145.00
EL-12-01-6997	01/19/2012	4112 AURORA ST	ELEC LOW VOLTAGE SYSTEM	INSTALL BURGLAR ALARM SYSTEM UNIT#4002 \$199	final	01/20/2012	02/09/2012	0.00
EL-11-04-5745	04/11/2011	4112 AURORA ST	ELEC COMMERCIAL / RESIDENTIAL WORK	BURGLAR ALARM @ 4006 AURORA ST \$199	final	04/12/2011	10/21/2011	0.00
BL-10-06-3962	06/09/2010	4112 AURORA ST	ROOF / LIGHT WEIGHT CONC	REPAIR FLAT ROOF, PARAPETS & PITCH PANS \$8,000	final	06/11/2010	01/11/2011	0.00
CE-10-05-4913	05/25/2010	4112 AURORA ST	CODE ENF WARNING PROCESS	WT5925 GRA 105-27 CITY CODE GRAFFITI EXISTS ON WALLS (NEXT TO WINDOWS) OF BUILDING (SUITE 231 ALTARA) , PROHIBITED. WT MAILED	final	05/25/2010	05/25/2010	0.00
CE-10-05-3444	05/05/2010	4112 AURORA ST	CODE ENF WARNING PROCESS	WT 5616 AWM 5-302(G) ZONING CODE AWNING IN DISREPAIR, NEEDS MAINTENANCE. REPAIR/REPLACE/RECOVER	final	05/05/2010	05/05/2010	0.00
CE-10-03-3579	03/10/2010	4112 AURORA ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	T18840 SNT 5-1901(1) ZONING CODE TEMP SIGNS EXCEED 250 SQ. IN. 2 TEMP. SIGNS ALLOWED, 250 SQ. IN. MAX	final	03/10/2010	03/23/2010	0.00
CE-10-03-3346	03/05/2010	4112 AURORA ST	CODE ENF WARNING PROCESS	WT4158 SNT 5-1901(1) ZONING CODE 2 TEMP SIGNS ALLOWED, MAX SIZE 250 SQ. IN.	final	03/05/2010	03/08/2010	0.00
CE-10-01-3311	01/19/2010	4112 AURORA ST	CODE ENF WARNING PROCESS	WT4277 SRC 51907(2) ZONING CODE MAINTAINING MORE THAN ONE REAL ESTATE SIGN, PROHIBITED	final	01/19/2010	01/19/2010	0.00
CE-09-12-1790	11/25/2009	4112 AURORA ST	CODE ENF WARNING PROCESS	WT4523 SNT 5-1901 (1) ZONING CODE MAINTAINING A TEMP. SIGN OVER 250 SQ. IN. / ONLY 2 ALLOWED 4018 AURORA	final	11/25/2009	12/01/2009	0.00
CE-09-10-3090	10/20/2009	4112 AURORA ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	T18819 TRE 82-29 CITY CODE REMOVING, MOVING, OR EFFECTIVELY DESTROYING A TREE OR TREES WITHOUT NECESSARY APPROVAL AND PERMIT. (HAT RACKED)	final	10/20/2009	01/15/2010	0.00
ZN-09-10-2214	10/05/2009	4112 AURORA ST	PAINT / RESURFACE FL / CLEAN	CANCELLED - INTERIOR TILING & PAINT @ (#4130) \$2,600	final	10/23/2009	02/02/2011	0.00
ME-09-06-3246	06/26/2009	4112 AURORA ST	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL AIR CONDITIONER WITH HEATING UNITS @ (SPACE 4018) \$5,000	final	07/01/2009	09/17/2009	0.00
EL-09-06-2593	06/15/2009	4112 AURORA ST	ELEC COMMERCIAL / RESIDENTIAL WORK	REPAIR SERVICE \$3,177	final	06/16/2009	06/19/2009	0.00
ZN-09-06-2326	06/10/2009				final	07/21/2009	02/02/2011	0.00

		4112 AURORA ST	PAINT / RESURFACE FL / CLEAN	CANCELLED - INT TILING & PAINTING @ (4006 AURORA ST) \$3,400				
RV-09-02-1612	02/06/2009	4112 AURORA ST	REVISION TO PERMIT	REV TO PAINT COLOR WALLS SW 6147 (LT BEIGE) AND TRIM SW 6149 (BEIGE)	final	02/06/2009	02/06/2009	0.00
EL-09-01-2126	01/21/2009	4112 AURORA ST	ELEC LOW VOLTAGE SYSTEM	CANCELLED - INSTALL BURGLAR ALARM SYSTEM \$300 (SUITE 4104)	final	01/23/2009	09/22/2009	0.00
ZN-08-09-0497	09/11/2008	4112 AURORA ST	PAINT / RESURFACE FL / CLEAN	INTERIOR PAINT \$1,800	final	09/29/2008	01/14/2010	0.00
ZN-08-08-1289	08/29/2008	4112 AURORA ST	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN, PAINT EXT WALLS- SW 6147 (LT BEIGE) AND TRIM SW 6149 (BEIGE) \$5,000	final	08/29/2008	02/11/2009	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:	VACANT	Inspection Date:	11/19/2019
Address:	4112 Aurora Street	Inspection Type:	Vacant Suite
City:	Coral Gables	Inspected By:	Carlos Revilla 305-460-5563 fireprevention@coralgables.com
Suite:		Occ. Sq. Ft.:	1750
		Occupant Number:	

No violations noted at this time.

**Company
Representative:**

VACANT
vacant
11/19/2019

Inspector:

Carlos Revilla
11/19/2019 12:18:10 PM
Signature valid only in mobile-eyes documents
Carlos Revilla
11/19/2019

Ref: 82991

**CITY'S
EXHIBIT** 4



The City of Coral Gables

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

February 11, 2019

CORAL GABLES LUXURY HOLDINGS LLC
201 SE VILLA AVE #300
CORAL GABLES, FL 33134

VIA CERTIFIED MAIL

7018 0680 0001 3977 4009

**RE: 4112 AURORA ST
FOLIO # 03-4120-017-0580
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 1949. 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.miamidadecounty.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.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

5

USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70180680000139774009[Remove X](#)

Your item was delivered to the front desk, reception area, or mail room at 3:12 pm on February 14, 2019 in MIAMI, FL 33134.

Delivered

February 14, 2019 at 3:12 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33134

[Feedback](#)

Tracking History

**February 14, 2019, 3:12 pm**

Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33134

Your item was delivered to the front desk, reception area, or mail room at 3:12 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

Product Information**Postal Product:****Features:**

Certified Mail™

See Less

Feedback

Can't find what you're looking for?

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

FAQs



The City of Coral Gables

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

5/16/2019

CORAL GABLES LUXURY HOLDINGS LLC
201 SEVILLA AVE #300
CORAL GABLES, FL 33134

RE: 4112 AURORA ST
FOLIO # 03-4120-017-0580

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 20-1094

vs.

BAPTIST HEALTH SOUTH FLORIDA INC
6855 RED RD STE 600
CORAL GABLES, FL 33143

Return receipt number:

7019 1120 0000 2229 2848

Respondent.

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

Date: January 27, 2020

Re: 4112 AURORA ST, CORAL GABLES, FL. 33146-1416, LOTS 5 THRU 21 BLK 3, CORAL GABLES IND SEC PB 28-22 and 03-4120-017-0580 ("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 105-186(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 Florida, Coral Gables, Florida 33134, on February 10, 2020, 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 Virginia Goizueta, Acting Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel.: (305) 460-5250. 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

CITY'S


EXHIBIT

6

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.


Virginia Goizueta,
Acting 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.

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:

Baptist Health South Florida, Inc. /c/o David R. Friedman Registered Agent 6855 Red Rd, Ste 500 South Miami, FL 33143-3623



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 20-1094

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 4112 Aurora St, ON 1/27/2020
AT 12:00.

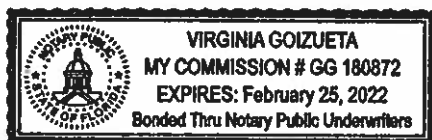
EDUARDO MARTIN
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 27 day of January, in
the year 2020, by Eduardo Martin who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public

CITY'S

EXHIBIT 7



CITY'S
EXHIBIT 8

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 20-1094

vs.

BAPTIST HEALTH SOUTH FLORIDA INC
6855 RED RD STE 600
CORAL GABLES, FL 33143

Return receipt number:

7019 1120 0000 2229 2848

Respondent.

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

Date: January 27, 2020

Re: 4112 AURORA ST, CORAL GABLES, FL. 33146-1416, LOTS 5 THRU 21 BLK 3, CORAL GABLES IND SEC PB 28-22 and 03-4120-017-0580 ("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 105-136(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 Florida, Coral Gables, Florida 33134, on February 10, 2020, 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 Virginia Goizueta, Acting Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vggoizueta@coralgables.com, tel.: (305) 460-5250. 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

Property Appraiser's
Parcel Identification Nos. 03-4120-017-0790;
03-4120-017-0720; 03-4120-017-0710;
03-4120-017-0700; 03-4120-017-0571;
and 03-4120-017-0580

This instrument was prepared by:
Kyle R. Saxon, Esq.
Saxon & Fink, LLP
2121 Ponce De Leon Blvd., Suite 740
Coral Gables, Florida 33143

Consideration: \$37,000,000.00.
Single Family Residence: ☐ Yes; ☒ No.
Doc. Stamp Taxes: \$222,000.00.
Surtax: \$166,500.00.



CFN 2019R0049576
OR BK 31302 Pgs 1325-1333 (9Pgs)
RECORDED 01/25/2019 11:28:23
DEED DOC TAX \$222,000.00
SURTAX \$166,500.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 24th day of January, 2019, between **CORAL GABLES LUXURY HOLDINGS, LLC**, a Delaware limited liability company (herein the "Grantor"), whose address is 201 Sevilla Avenue, Suite 300, Coral Gables, Florida 33134, and **BAPTIST HEALTH SOUTH FLORIDA, INC.**, a Florida not-for-profit corporation, whose address is 6855 Red Road, Suite 600, Coral Gables, Florida, 33143 (herein the "Grantee").

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the land, situate, lying and being Miami-Dade County, Florida, more particularly described as follows:

Lots 1 through 42, inclusive, in Block 3, REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee that it is lawfully seized of said lands in fee simple; that it has good right and lawful authority to sell and convey said lands; that it hereby specially warrants the title to said lands and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject to the following:

1. Taxes and assessments for the years 2019 and thereafter.
2. Restrictions, easements, covenants, conditions, limitations and reservations of record, provided that this recital shall not operate to re-impose same.
3. Zoning and applicable governmental ordinances.

CITY'S


EXHIBIT 9

9


IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized representatives as of the day and year first above written.

GRANTOR:

CORAL GABLES LUXURY HOLDINGS,
LLC, a Delaware limited liability company


Name: MASOUD SHOJAEI

By: 
MASOUD SHOJAEI, Manager


Name: VICTORIA BAEZ

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 24th day of January, 2019 by MASOUD SHOJAEI, as Manager of CORAL GABLES LUXURY HOLDINGS, LLC, a Delaware limited liability company. He is personally appeared before me, is personally known to me or produced personally known as identification.



(Notary Seal)


Notary Public, State of Florida
My commission expires: 8/14/2020

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

GRANTOR:

**CORAL GABLES LUXURY HOLDINGS,
LLC, a Delaware limited liability company**

Le Sou
Name: Le Sou

By: *[Signature]*
ARTHUR J. MURPHY, Manager

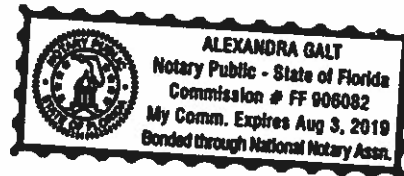
[Signature]
Name: Eida Elisa BROWDER

**STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)**

The foregoing instrument was acknowledged before me this 23 day of January, 2018 by **ARTHUR J. MURPHY**, as Manager of **CORAL GABLES LUXURY HOLDINGS, LLC**, a Delaware limited liability company. He is personally appeared before me, is personally known to me or produced _____ as identification.

[Signature]
Notary Public, State of Florida
My commission expires: Aug 3, 2019

(Notary Seal)



[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

8889101-2

**UNANIMOUS WRITTEN CONSENT
OF
ALL THE MEMBERS AND ALL THE MANAGERS
OF
CORAL GABLES LUXURY HOLDINGS, LLC**

THE UNDERSIGNED, being all the members and all the managers of Coral Gables Luxury Holdings, LLC, a Delaware limited liability company (the "Company"), do hereby (i) take, authorize and adopt the following actions in writing, without and in lieu of a meeting, pursuant to Section 18-302 of the Delaware Limited Liability Company Act (6 Del. C. § 18-101 *et seq.*) (the "Delaware Act"), and consistent with the provisions of the Company's Operating Agreement of the Company effective as of October 8, 2013 (the "LLC Agreement"); (ii) waive all formal requirements, including the necessity of holding a formal or informal meeting, and any requirements for notice with respect to the actions and matters set forth in this Unanimous Written Consent (the "Written Consent"); and (iii) consent and agree to the authorization, approval and adoption of the following recitals and resolutions, all as set forth, provided or described below:

WHEREAS, the Company is a manager-managed limited liability company, managed by the Managers, duly formed and validly existing under the laws of the State of Delaware by filing its Certificate of Formation (the "Certificate of Formation") in with the State of Delaware Secretary of State (Division of Corporations) on or about October 8, 2013; and

WHEREAS, the Company was duly qualified to transact business in the State of Florida by filing its Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida in with the State of Florida Secretary of State (Division of Corporations) on October 14, 2013; and

WHEREAS, the Company LLC Agreement, which was entered into as of October 8, 2013 by or on behalf of each of the Company, the Members and Managers (as that term is defined in the Company LLC Agreement) as of the date of execution in accordance with the Certificate of Formation and the applicable provisions of the Delaware Act, is currently in effect and has not been amended to date; and

WHEREAS, the Company has entered into that certain Agreement of Purchase and Sale effective June 29, 2018, as amended by that certain First Amendment to Agreement of Purchase and Sale effective August 13, 2018, as further amended by that certain Reinstatement of and Amendment to Agreement of Purchase and Sale effective December 24, 2018, and as may be further amended (collectively, the "Contract"), which provides for the sale of those certain real properties commonly known as 250 Bird Road, Coral Gables, FL 33146, 4101 and 4111 Salzedo Street, Coral Gables, FL 33146, 245 Altara Avenue, Coral Gables, FL 33146, and 4112 Aurora Street, Coral Gables, FL 33146, each being more particularly described in the Contract (collectively, the "Properties"); and

WHEREAS, the Company desires to ratify all of the actions taken in connection with Contract; and

WHEREAS, the undersigned has reviewed the Closing Statement, the Special Warranty Deed, the FIRPTA Affidavit, the Lien, Gap and Possession Affidavit, the Bill of Sale, the Assignment of Rights and Permits, the Assignment and Assumption of Leases, Service Contracts, Warranties and Other Intangible Property, the Landlord Estoppel Certificates, and the Affidavit of LLC, together with any and all additional agreements, instruments, documents and certificates required or contemplated by the Contract or the other Transaction Documents related thereto (collectively, the "Transaction Documents") and the terms and provisions thereof, and believes that it is fair, advisable and in the best interest of the Company to approve the Transaction Documents and the terms and provisions thereof, as well as all documents related thereto and/or contemplated thereby, the execution, delivery and performance of same and the transaction contemplated thereby (the "Transaction").

NOW, THEREFORE, BE IT RESOLVED, that each of the undersigned, being all the members and all the managers of the Company, hereby ratifies, confirms, adopts and approves in all respects the Transaction the execution and delivery of each of the Transaction Documents; and be it

FURTHER RESOLVED, that Masoud Shojae and Arthur J. Murphy (collectively, the "Authorized Persons"), as the managers of the Company, are hereby authorized to execute and deliver, for and in the name and on behalf of the Company, each of the Transfer Documents to which the Company is a party, with such changes therein as shall be approved by all of the managers of the Company, his execution thereof to be conclusive evidence of such approval; and be it

FURTHER RESOLVED, that the Authorized Persons are hereby authorized, on behalf of the Company, to do and perform or cause to be performed, in the name and on behalf of the Company, all other acts, to pay or cause to be paid all costs and expenses and to execute and deliver or cause to be executed and delivered, such other notices, requests, demands, directions, consents, approvals, orders, applications, agreements, instruments, certificates, undertakings, supplements, amendments, further assurances and communications of any kind, in the name and on behalf of the Company, as such Authorized Persons may deem necessary, advisable or appropriate to effect the intent of the foregoing resolutions; and be it

FURTHER RESOLVED, that any and all actions heretofore taken by the Authorized Persons and any of the officers, employees or agents of the Company, in connection with the Transaction or the subject of the foregoing discussion, recitals and/or resolutions be, and each of them hereby is, ratified, confirmed and approved in all respects.

This Written Consent may be executed and delivered in two (2) or more separate counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same instrument and agreement. Delivery of an executed counterpart of a signature page to this Written Consent (together with the Written Consent) by facsimile transmission, by electronic mail in "portable document format" ("pdf") form, or by any other electronic means intended to

preserve the original graphic and pictorial appearance of a document, including signatures, shall be effective as delivery of a manually executed counterpart to this Written Consent.

[remainder of page left intentionally blank]

CORAL GABLES LUXURY HOLDINGS, LLC

IN WITNESS WHEREOF, the undersigned, being all of the Members and all of the Managers described hereinabove, has executed this Written Consent of the Members and Managers, dated this ____ day of January, 2019.

MEMBERS:

SHOMA CORAL GABLES, LLC,
a Delaware limited liability company

By: _____
MASOUD SHOJAEI, Manager

GABLES INVESTMENT HOLDINGS, LLC,
a Delaware limited liability company

By: _____
ARTHUR J. MURPHY, Manager

MANAGERS:

MASOUD SHOJAEI

ARTHUR J. MURPHY

[SIGNATURE PAGE TO UNANIMOUS WRITTEN CONSENT OF ALL THE MEMBERS AND ALL THE MANAGERS]

8889228-2

CORAL GABLES LUXURY HOLDINGS, LLC

IN WITNESS WHEREOF, the undersigned, being all of the Members and all of the Managers described hereinabove, has executed this Written Consent of the Members and Managers, dated this 24th day of January, 2019.

MEMBERS:

SHOMA CORAL GABLES, LLC,
a Delaware limited liability company

By: 
MASOUD SHOJAEI, Manager

GABLES INVESTMENT HOLDINGS, LLC,
a Delaware limited liability company

By: _____
ARTHUR J. MURPHY, Manager

MANAGERS:



MASOUD SHOJAEI

ARTHUR J. MURPHY

[SIGNATURE PAGE TO UNANIMOUS WRITTEN CONSENT OF ALL THE MEMBERS AND ALL THE MANAGERS]

8889228-2

CORAL GABLES LUXURY HOLDINGS, LLC

IN WITNESS WHEREOF, the undersigned, being all of the Members and all of the Managers described hereinabove, has executed this Written Consent of the Members and Managers, dated this 24th day of January, 2019.

MEMBERS:

SHOMA CORAL GABLES, LLC,
a Delaware limited liability company

By: _____
MASOUD SHOJAEI, Manager

GABLES INVESTMENT HOLDINGS, LLC,
a Delaware limited liability company

By: _____
ARTHUR J. MURPHY, Manager

MANAGERS:

MASOUD SHOJAEI


ARTHUR J. MURPHY

[SIGNATURE PAGE TO UNANIMOUS WRITTEN CONSENT OF ALL THE MEMBERS AND ALL THE MANAGERS]

8889228-2



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

Detail by Entity Name

Florida Not For Profit Corporation

BAPTIST HEALTH SOUTH FLORIDA, INC.

Filing Information

Document Number	N42700
FEI/EIN Number	65-0267668
Date Filed	03/25/1991
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED
ARTICLES	
Event Date Filed	06/26/2019
Event Effective Date	NONE

Principal Address

6855 RED ROAD
SUITE 600
CORAL GABLES, FL 33143-3632

Changed: 05/10/1999

Mailing Address

6855 RED ROAD
SUITE 600
CORAL GABLES, FL 33143-3632

Changed: 05/10/1999

Registered Agent Name & Address

FRIEDMAN, DAVID R
6855 RED ROAD
SUITE 500
CORAL GABLES, FL 33143

Name Changed: 01/18/2006

Address Changed: 02/22/2011

Officer/Director Detail

Name & Address

Title P

KEELEY, BRIAN E
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title C

DICKINSON, WILLIAM H
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title VC

CARR, JAMES
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title Treasurer

Hershoff, Jay A, Esq.
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title Secretary

TILLET, Bill R
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title CFO

ARSENAULT, MATTHEW V
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Annual Reports

Report Year	Filed Date
2018	02/08/2018

2018 09/10/2018
2019 03/12/2019

Document Images

[06/26/2019 -- Amended and Restated Articles](#)

View image in PDF format

[03/12/2019 -- ANNUAL REPORT](#)

View image in PDF format

[10/02/2018 -- Amended and Restated Articles](#)

View image in PDF format

[09/10/2018 -- AMENDED ANNUAL REPORT](#)

View image in PDF format

[02/08/2018 -- ANNUAL REPORT](#)

View image in PDF format

[10/03/2017 -- Amended and Restated Articles](#)

View image in PDF format

[04/20/2017 -- ANNUAL REPORT](#)

View image in PDF format

[02/03/2017 -- Amended and Restated Articles](#)

View image in PDF format

[03/21/2016 -- ANNUAL REPORT](#)

View image in PDF format

[04/06/2015 -- ANNUAL REPORT](#)

View image in PDF format

[02/03/2015 -- Amended and Restated Articles](#)

View image in PDF format

[03/17/2014 -- ANNUAL REPORT](#)

View image in PDF format

[10/31/2013 -- Amended and Restated Articles](#)

View image in PDF format

[04/16/2013 -- ANNUAL REPORT](#)

View image in PDF format

[03/15/2012 -- ANNUAL REPORT](#)

View image in PDF format

[02/22/2011 -- ANNUAL REPORT](#)

View image in PDF format

[02/16/2010 -- ANNUAL REPORT](#)

View image in PDF format

[01/06/2009 -- ANNUAL REPORT](#)

View image in PDF format

[02/19/2008 -- ANNUAL REPORT](#)

View image in PDF format

[02/14/2007 -- ANNUAL REPORT](#)

View image in PDF format

[05/02/2006 -- ANNUAL REPORT](#)

View image in PDF format

[01/18/2006 -- Reg. Agent Change](#)

View image in PDF format

[09/28/2005 -- Amendment](#)

View image in PDF format

[04/29/2005 -- ANNUAL REPORT](#)

View image in PDF format

[01/27/2005 -- Amended and Restated Articles](#)

View image in PDF format

[07/15/2004 -- ANNUAL REPORT](#)

View image in PDF format

[05/16/2003 -- ANNUAL REPORT](#)

View image in PDF format

[03/28/2002 -- Amended and Restated Articles](#)

View image in PDF format

[03/28/2002 -- Name Change](#)

View image in PDF format

[03/07/2002 -- ANNUAL REPORT](#)

View image in PDF format

[05/16/2001 -- ANNUAL REPORT](#)

View image in PDF format

[05/08/2000 -- ANNUAL REPORT](#)

View image in PDF format

[12/14/1999 -- Amended and Restated Articles](#)

View image in PDF format

[07/22/1999 -- Amendment](#)

View image in PDF format

[05/10/1999 -- ANNUAL REPORT](#)

View image in PDF format

[05/07/1999 -- Amended and Restated Articles](#)

View image in PDF format

[08/13/1998 -- ANNUAL REPORT](#)

View image in PDF format

[02/03/1998 -- Amendment](#)

View image in PDF format

[10/06/1997 -- AMENDED AND RESTATED ARTICL](#)

View image in PDF format

[07/17/1997 -- ANNUAL REPORT](#)

View image in PDF format

[02/04/1997 -- ANNUAL REPORT](#)

View image in PDF format

[05/01/1996 -- ANNUAL REPORT](#)

View image in PDF format

[03/22/1995 -- ANNUAL REPORT](#)

View image in PDF format

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned The Aurora Group Ltd. Partner is/are the fee simple owner(s) of the following described property situate and being in the City of Coral Gables, Florida:

Lot(s) 5-21

Block 3 of Coral Gables Industrial Subdivision, according to the plat thereof, as recorded in Plat Book 28 at Page 22 of the Public Records of Dade County, Florida, and

WHEREAS, the undersigned owner(s) of a Commercial Office Building at 400-410 Aurora St. desire to utilize said Lot(s) as a single building site, and the undersigned owner(s) do(es) hereby declare and agree as follows:

1. That the Commercial Office Building will not be used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted.
2. That the said Lot(s) above described upon which the Commercial Office Building is situated shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

NOW, THEREFORE, for good and valuable consideration, the undersigned do(es) hereby declare that they will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all of the terms and conditions set forth herein.

FURTHER, the undersigned declare(s) that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, its successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinances of said City then in effect.

IN WITNESS WHEREOF, the undersigned has/have caused its hand(s) and seal(s) to be affixed hereto on this 4 day of November 19 87.

Sharon Teresa Phoenix (Witness)
The Aurora Group Ltd. Partner (SEAL)
Edwin H. Cole (Witness)

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY that on this day personally appeared before me EDWIN H. COLE and HE acknowledged that HE executed the foregoing, freely and voluntarily, for the purposes therein expressed.

SWORN TO and subscribed before me on this 4th day of November 19 87.

My commission expires:

PREPARED BY:

EDWIN H. COLE

4130 AURORA ST.

Coral Gables, Fla. 33146

UNITY OF TITLE

NOTARY PUBLIC

APPROVED AS TO FORM:

ROBERT D. ZAHNER, CITY ATTORNEY

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES
RICHARD P. CRINKER
CITY CLERK