



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 7/28/2015

Property Information	
Folio:	03-4108-009-1040
Property Address:	123 SANTILLANE AVE
Owner	VALENCIA 520 524 LLC
Mailing Address	2550 DOUGLAS RD #301 CORAL GABLES , FL 33134
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,812 Sq.Ft
Lot Size	6,000 Sq.Ft
Year Built	1954



Assessment Information			
Year	2015	2014	2013
Land Value	\$390,000	\$300,000	\$285,000
Building Value	\$123,270	\$118,704	\$5,650
XF Value	\$0	\$0	\$0
Market Value	\$513,270	\$418,704	\$290,650
Assessed Value	\$513,270	\$319,715	\$290,650

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		\$98,989	

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

Short Legal Description
8 54 41 CORAL GABLES DOUGLAS SEC PB 25-69 LOT 14 BLK 12 LOT SIZE 50.000 X 120 OR 16188-2943 1293 2 (2)

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$513,270	\$319,715	\$290,650
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$513,270	\$418,704	\$290,650
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$513,270	\$319,715	\$290,650
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$513,270	\$319,715	\$290,650

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/23/2014	\$2,771,200	29252-2061	Transfer where the sale price is verified to be part of a package or bulk sale.
06/01/2012	\$652,500	28135-0325	Qual on DOS, multi-parcel sale
12/01/1993	\$278,500	16188-2943	Qual by verifiable & documented evidence
05/01/1990	\$0	00000-0000	Qual by exam of deed

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>

**EXHIBIT 1**

Version:





2014



The City of Coral Gables

S-26 Not Complied

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

4/1/2014

VIA CERTIFIED MAIL

URBAN SANTILLANE LLC  
2875 NE 191 ST #PH-1  
AVENTURA , FL 33180

91 7108 2133 3932 6148 0296

RE: 123 SANTILLANE AVE,CORAL GABLES, FL  
Folio # 03-4108-009-1040  
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in year 1954.

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 report must be furnished to this Department with ninety (90) days from the date of this letter, indicating that the building meets the requirements of building recertification under the Code. In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of this Notice in which to complete indicted repairs or modifications.

The architect or engineer that you choose to do the inspection may obtain the required forms: "*Minimum Inspection Procedural Guidelines for Building Recertification*," from this link: <http://www.miamidade.gov/building/form-checklist.asp> to access the interactive structural and electrical forms. In addition to the forms, a cover letter must state that that the property meets the requirement for building recertification; no additional documents or photographs are necessary.

**The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page document preservation fee must be paid with a check, or credit card payment to the "City of Coral Gables," and sent/delivered to:**

**BUILDING RECERTIFICATION SECTION**  
Coral Gables Building & Zoning Department  
405 Biltmore Way  
Coral Gables, FL 33134

Any questions may be directed to (305) 460-5228. Thank you for your prompt consideration.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

CITY'S

EXHIBIT

2



The City of Coral Gables

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

7/22/2014

URBAN SANTILLANE LLC  
2875 NE 191 ST #PH-1  
AVENTURA, FL 33180

VIA CERTIFIED MAIL

Re: Building Recertification  
123 SANTILLANE AVE  
Folio # 03-4108-009-1040

91 7108 2133 3932 6021 9910

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 7/1/2014 the report will be overdue and this building will be deemed to be in 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.

**Failure to contact us before 10/22/2014, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.**

Please govern yourself accordingly.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official



The City of Coral Gables

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

6/2/2015

URBAN SANTILLANE LLC  
2875 NE 191 ST #PH-1  
AVENTURA, FL 33180

**\*\*FINAL NOTICE\*\***

**VIA CERTIFIED MAIL**

91 7108 2133 3932 7095 9776

Re: Building Recertification  
123 SANTILLANE AVE  
Folio # 03-4108-009-1040

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in 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.

**Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.**

Please govern yourself accordingly.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

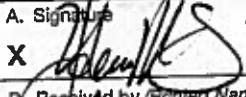
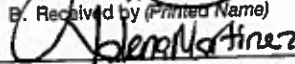
1. Article Addressed to:

URBAN SANTILLANE LLC  
2875 NE 191 ST #PH-1  
AVENTURA, FL 33180

2. Article No.  
(Transfer)

PS Form 38

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature X 		<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) 	C. Date of Delivery 10/21/15	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		

3. Service Type

<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Priority Mail Express™
<input type="checkbox"/> Registered	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

16

Business return receipt

CITY OF CORAL GABLES,

Case # 15-4411

Petitioner,

vs.

VALENCIA 520-524, LLC,  
a Florida limited liability company,

Respondent.

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

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Date: October 8, 2015

To:

**Owner (Registered Agent)**

Valencia 520-524, LLC  
c/o Esther Beraja  
Registered Agent  
2550 Douglas Road, Suite 301  
Coral Gables, FL 33134-6104

Return receipt number:

91 7108 2133 3932 6009 7396

**Mortgagee**

Banco Popular North America  
9600 W. Byrn Mawr  
Rosemont, Illinois 60018-5226

Return receipt number:

91 7108 2133 3932 6009 7389

	<p><u>Mortgagee</u>  Banco Popular North America  7 West 51 Street  New York, New York 10019-6910</p> <p>Return receipt number:  91 7108 2133 3932 6009 7297</p>
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Re: The two-story multifamily building (“Structure”) built in 1954 and located at 123 Santillane Avenue, Coral Gables, FL 33134-3138, legally described as: Lot 14, in Block 12, of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-1040 (“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 as follows:

On April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code (“Report”).

On July 22, 2014 and June 2, 2015, the City sent the Property Owner the City sent the Property Owner notices that the Report was past due.

To date, the Owner has not completed has not submitted a Compliance Report and completed any required repairs (“Required Action”).

**Therefore, this matter is set for hearing before the City’s Construction Regulation Board (“Board”) in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on October 19, 2015, 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



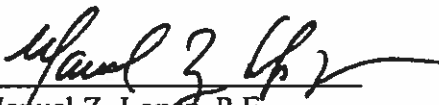
Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.

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 to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and 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 appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.


Please address any questions to Virginia Goizueta, Building Services Coordinator, Telephone: (305) 460-5250, or Manuel Z. Lopez, P.E., Building Official, Telephone: (305) 460-5242, Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.

  
Manuel Z. Lopez, P.E.  
Building Official

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on October 8, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, on all of the parties listed above and by hand delivery or posting at the Property.

  
Manuel Z. Lopez, P.E.  
Building Official

### 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.

**ADA Assistance:** The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4411

Title of Document Posted: Construction Regulation Board Case

I, JOSE M. IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 123 SANTILLANE AVE ON 10-09-2015  
AT 10:00 AM.

JOSE M. IGLESIAS  
Employee's Printed Name

Jose Iglesias  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 12<sup>th</sup> day of October, in the  
year 2015, by Jose Iglesias who is personally known to me  
or has produced \_\_\_\_\_ as identification.

My Commission Expires:

Bethys Garcia  
Notary Public





## Detail by Entity Name

### Florida Limited Liability Company

VALENCIA 520-524, LLC

### Filing Information

Document Number	L10000114409
FEI/EIN Number	27-3939406
Date Filed	11/02/2010
State	FL
Status	ACTIVE

### Principal Address

2550 DOUGLAS ROAD  
SUITE 301  
CORAL GABLES, FL 33134

### Mailing Address

2550 DOUGLAS ROAD  
SUITE 301  
CORAL GABLES, FL 33134

### Registered Agent Name & Address

BERAJA, ESTHER  
2550 DOUGLAS ROAD  
SUITE 301  
MIAMI, FL 33134

Name Changed: 01/13/2012

Address Changed: 01/13/2012

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

BERAJA INVESTMENTS II, LTD  
2550 DOUGLAS ROAD, SUITE 301  
CORAL GABLES, FL 33134

### Annual Reports

CITY'S

EXHIBIT

4



<b>Report Year</b>	<b>Filed Date</b>
2013	04/01/2013
2014	03/18/2014
2015	02/09/2015

**Document Images**

<u>02/09/2015 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/18/2014 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/01/2013 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>01/13/2012 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>02/18/2011 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>11/02/2010 -- Florida Limited Liability</u>	<a href="#">View image in PDF format</a>

This Instrument Was Prepared By:

Theodore J. Klein, Esq.  
8030 Peters Road, Suite D-104  
Plantation, Florida 33324  
(954)370-2533

Record and Return To:

Peter B. Cagle, P.A.  
2555 Ponce De Leon Blvd., Suite 320  
Coral Gables, Florida 33134



CFN 2014R0537902  
OR Bk 29252 Pgs 2061 - 20631 (3pgs)  
RECORDED 07/31/2014 13:06:32  
DEED DOC TAX 16,627.20  
SURTAX 12,470.40  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

(RESERVED)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 23 day of July, 2014, by Urban Santillane LLC, a Florida limited liability company (the "Grantor") whose mailing address is 2875 NE 191 Street, PH1, Aventura, Florida 33180 to Valencia 520-524, LLC, a Florida limited liability company (the "Grantee") whose mailing address is 2550 Douglas Road, Suite 301, Coral Gables, Florida 33134.

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and Grantees' successors and assigns forever, the realty (the "Realty") lying and being in the County of Miami-Dade, State of Florida, more particularly described as:

Parcel 1:

Lot 13, Block 12, of the Revised Plat 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; Parcel ID # 03-4108-009-1030 a/k/a 119 Santillane Avenue, Coral Gables, Florida

Parcel 2:

Lots 14 and 15, Block 12, of the Revised Plat 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; Parcel ID #s 03-4108-009-1040 and 03-4108-009-1050 a/k/a 123 - 127 Santillane Avenue, Coral Gables, Florida

Parcel 3:

Lots 3 and 4, Block 16, of the Revised Plat 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; Parcel ID # 03-4108-009-1410 a/k/a 130 Santillane Avenue, Coral Gables, Florida

**SUBJECT, HOWEVER,** to the following encumbrances and restrictions:

A. Real property taxes and assessments for calendar year 2014 and subsequent years;

B. All laws, regulations or ordinances (including but not limited to, zoning, building and environmental laws, regulations and ordinances) applicable to the Realty;

C. Restrictions, reservations, covenants, conditions, limitations, easements and rights-of way of record, provided, however, the listing of the foregoing will not operate to re-impose or reinstate the same.

D. The rights of tenants of the Realty as tenants only, under unrecorded leases, as set forth in the rent roll provided by Grantor to Grantee, without any rights or option to purchase the Realty; and


E. All matters which would be discoverable or disclosed by an accurate ALTA survey.


Grantor covenants with Grantee that Grantor is lawfully seized of the Realty in fee simple; that Grantor has good right and lawful authority to convey and sell the Realty; and that Grantor specially warrants to the Grantee the title to the Realty as previously described and will defend the same against the lawful claims of all persons whomsoever claiming directly through or under the Grantor, but against none other.

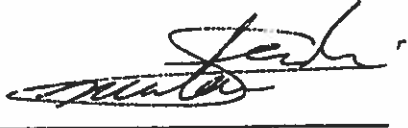
EXECUTED to be effective as of the date set forth above.

Signed, Sealed, and Delivered  
In the Presence Of:

Urban Santillane LLC, a Florida  
limited liability company

  
Print Name: Theodore J. Klein

  
Print Name: Janet Conner



By: \_\_\_\_\_  
Name: Jonatan Sredni  
Title: Manager  
2875 NE 191 St. PH-1  
Aventura FL 33180

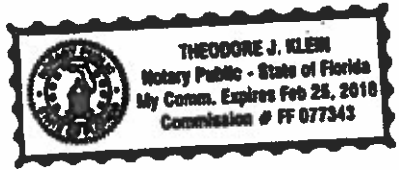
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23 day  
of July, 2014, by Jonatan Sredni as manager of Urban Santillane  
LLC, a Florida limited liability company. He is personally known  
to me or has produced a Florida driver's license as identification.

(Affix Notary Seal)

  
Print Name: Theodore J. Klein  
Commission Number: \_\_\_\_\_

F:\WP\Urban Portfolio\swd (Urban Santillane).wpd





CFN 2014R0537903  
 OR Bk 29252 Pgs 2064 - 2082 (19pgs)  
 RECORDED 07/31/2014 13:06:32  
 MTG DOC TAX 5,775.00  
 INTANG TAX 3,300.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

**MORTGAGE AND SECURITY AGREEMENT**

THIS MORTGAGE AND SECURITY AGREEMENT (the "Mortgage") is made and entered into as of the 29<sup>th</sup> day of July, 2014, by VALENCIA 520-524, LLC, a Florida limited liability company, whose address is 2550 Douglas Road, Suite 301, Coral Gables, Florida 33134, and BANCO POPULAR NORTH AMERICA, a New York state chartered commercial bank, ("Mortgagee") whose address is 9600 W. Bryn Mawr, Rosemont, Illinois 60018.

**WITNESSETH:**

WHEREAS, Mortgagor is justly and lawfully indebted to Mortgagee in the sum of ONE MILLION SIX HUNDRED FIFTY THOUSAND AND 00/100 (\$1,650,000.00) DOLLARS, as evidenced by that certain promissory note payable to the order of Mortgagee (the "Note"), executed by Mortgagor, bearing the same date as this Mortgage, to be paid according to its terms, the final payment under which is due and payable on July 29, 2024.

NOW THEREFORE, to secure the payment of the aforesaid indebtedness (the "Loan"), and such future or additional advances as may be made by Mortgagee, at its option, to Mortgagor or Mortgagor's permitted successors in title, for any purpose, provided that all those advances are to be made within 10 years from the date of the Mortgage or within such lesser period of time as may be provided hereafter by law as a prerequisite for the sufficiency of actual notice or record notice of optional future or additional advances as against the rights of creditors or subsequent purchasers for valuable consideration, the total amount of indebtedness secured by the Mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the maximum principal amount of ONE MILLION SIX HUNDRED FIFTY THOUSAND AND 00/100 (\$1,650,000.00) DOLLARS, plus interest and any disbursements made for the payment of taxes, levies or insurance on the property covered by the lien of the Mortgage with interest on those disbursements, Mortgagor hereby grants, bargains, sells, conveys, assigns, transfers, mortgages, pledges, delivers, sets over, warrants and confirms to Mortgagee the following:



All those certain lots, pieces, or parcels of land lying and being in Miami-Dade County, State of Florida (the "Property"), legally described as follows, with the same force and effect as though the contents of said property were set forth herein at length, together with the buildings and improvements now or hereafter situated thereon:

**Parcel 1:**

**Lot 13, in Block 12, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami Dade County, Florida.**

**Parcel 2:**

**Lots 14 and 15, in Block 12, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami Dade County, Florida.**

**Parcel 3:**

**Lots 3 and 4, in Block 16, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami Dade County, Florida.**

TOGETHER WITH all and singular the tenements, hereditaments, easements, riparian and other rights now or hereafter belonging or appurtenant thereto, and the rights, if any, in all adjacent roads, ways, streams, alleys, strips and gores; and the reversion or reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of Mortgagor of, in and to the same and of, in and to every part and parcel thereof;

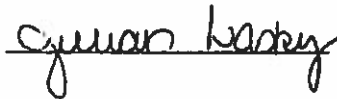
TOGETHER WITH all machinery, equipment, fittings, fixtures, furniture, furnishings, and articles of property of every kind and nature whatsoever (collectively, "Equipment"), whether actually or constructively attached to the Property or improvements thereto, now or hereafter owned by Mortgagor and located in, upon or under the Property, any improvements thereto, or any part thereof and used or usable in connection with any present or future operation of the Property or such improvements, including without limitation all heating, air conditioning, air cooling, sprinkling, freezing, lighting, water distribution, electric distribution, laundry, incinerating, plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, sewage processing and communications apparatus, fixtures, conduits and attachments; dynamos and generating equipment; engines, pipes, pumps, tanks, motors, switchboards, lifting stations, boilers, ranges, furnaces, oil burners or units thereof; appliances, carpeting, underpadding, vacuum cleaning systems; elevators, escalators; shades, awnings, screens, blinds, storm doors and windows; and any other items of property acquired by Mortgagor, wherever the same may

pronouns of any gender shall include the other genders; and either the singular or plural shall include the obligations and liabilities of each such person hereunder which shall be joint and several, and wherever the term "Mortgagor" is used it shall be deemed to refer to such persons jointly and severally. The Mortgage shall be binding upon the parties hereto and their respective successors and assigns, and it shall inure to the benefit of Mortgagee and its successors and assigns and Mortgagor and its permitted successors and assigns. The Mortgage may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, together, shall constitute but one instrument. The Mortgage cannot be changed except by an agreement in writing, signed by the party against whom enforcement of the change is sought. Captions and headings in the Mortgage are for convenience only and shall not affect its construction.

**THE UNDERSIGNED AND LENDER HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT ANY OF THEM MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE AND ANY OTHER AGREEMENT, DOCUMENT OR INSTRUMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT FOR MORTGAGEE ENTERING INTO THE TRANSACTIONS CONTEMPLATED HEREBY.**

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

Signed, sealed and delivered  
in the presence of:



Jillian Lasky

Print Name



Peter B Cagle

Print Name

MORTGAGOR:

VALENCIA 520-524, LLC,  
a Florida limited liability company  
By: BERAJA INVESTMENTS II, LTD.,  
a Florida limited partnership, it's Manager

By: BERAJA INVESTMENTS II, INC.,  
a Florida corporation, it's General Partner

  
By: ESTHER BERAJA, DIRECTOR

2550 Douglas Rd. # 301  
Coral Gables FL 33134

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on July 29, 2014, by ESTHER BERAJA as DIRECTOR of BERAJA INVESTMENTS II, INC., a Florida Corporation, the General Partner of BERAJA INVESTMENTS II, LTD., A Florida limited partnership, the Manager of VALENCIA 520-524, LLC, a Florida limited liability company, to me known to be the person described herein or who produced \_\_\_\_\_ as identification and who executed the foregoing instrument and she acknowledged before me that she executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the county and state last aforesaid this 29th day of July, 2014.

  
NOTARY PUBLIC, STATE OF FLORIDA

This instrument prepared by:  
Manuel A. Ramirez, Esq.  
CASTRO & RAMIREZ, LLC  
1805 Ponce de Leon Blvd., Ste. #500  
Coral Gables, Florida 33134  
Telephone: (305) 372-2800



**Federal Deposit  
Insurance Corporation**

Each depositor insured to at least \$250,000 per insured bank

**Banco Popular North America (FDIC #: 34967)**

Status: Active • Insured Since January 2, 1999

Banco Popular North America is an active bank

Data as of: September 30, 2015

**Overview**

Locations

History

Identifications

Financials

**Popular, Inc.**  
Bank Holding Company

**Banco Popular North America** has 52 domestic locations in 4 states, 0 locations in territories, and 0 foreign locations

**Banco Popular North America**  
Banking Institution

**Established:** January 2, 1999

**FDIC Certificate #:** 34967

**Insured:** January 2, 1999

**52 Locations**  
Branches (Offices)

**Bank Charter Class:** Member of the Federal Reserve System

**Headquarters:** 7 West 51st Street  
New York, NY 10019  
New York County

**Regulated By:** Federal Reserve Board

**Consumer Assistance:** <http://www.FederalReserveConsumerHelp.gov>

**Corporate Website:** <http://www.popularcommunitybank.com>

Contact the FDIC about [Banco Popular North America](#)



**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> 123 Santillane Ave. Apartments - 4 units	<b>Inspection Date:</b> 1/6/2015, 3/9/2015
<b>Address:</b> 123 Santillane 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

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**FL NFPA 101 13**  
**Floor 1**

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**Fire extinguishers**

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9.7.4.1 Excerpt: Where required by the provisions of another section of...  
*Provide one 2A10BC for every 1,500SF ordinary hazard or 75 feet travel distance. Serviced and tagged annually*  
*Failure to provide fire extinguishers in common areas of occupancy.*  
**OK Violation cleared on 3/9/2015**

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**Chapter 4 General**

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4.6.12.4 Excerpt: Any device, equipment, system, condition, arrangement, level of protection...  
*Any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature requiring periodic testing, inspection, or operation to ensure its maintenance shall be tested, inspected, or operated as specified elsewhere in this Code or as directed by the authority having jurisdiction.*  
*Fracture to repair front exit door which is warped and sticking upon exiting.*  
**OK Violation cleared on 3/9/2015**

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Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

CITY'S

EXHIBIT

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**Company Representative:** Signature on file  
No Signature  
1/6/2015  
Signature on file

**Inspector:** Leonard Veight  
1/6/2015  
Signature on file

**Company Representative:** No Signature  
3/9/2015  
Signature on file

**Inspector:** Leonard Veight  
3/9/2015



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
CE-10-11-4256	11/22/2010	123 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT8467 SEC 5-1404 ZONING CODE - PARKING OF VEHICLE ON LAWN OR OTHER UNAPPROVED SURFACE (FL. TAG 655 YQU PARKED ON LAWN NEXT TO BLDG.)	final	11/22/2010	11/22/2010	0.00
CE-12-04-7921	04/09/2012	123 SANTILLANE AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/17/2012	04/17/2012	0.00
CE-13-03-0212	03/04/2013	123 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT11940 54-153 CITY CODE (DAY) TRASH OUT PRIOR TO 6 PM DAY BEFORE SCHEDULED PICKUP. TRASH AT SW CORNER OF CALABRIA & GALIANO. 0341080091000	final	03/04/2013	03/05/2013	0.00
CE-13-03-0214	03/04/2013	123 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT11940 54-154 CITY CODE (DOP) IT SHALL BE UNLAWFUL FOR ANY PERSON TO DEPOSIT TRASH, GARDEN TRASH, REFUSE OR WASTE UPON ANY LOT OR PREMISES OTHER THAN PROPERTY WHERE REFUSE ORIGINATES FROM. TRASH AT SW CORNER OF CALABRIA & GALIANO. 0341080091000	final	03/04/2013	03/05/2013	0.00
CE-14-06-3993	06/25/2014	123 SANTILLANE AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/03/2014	07/03/2014	0.00
EL-15-08-5154	08/25/2015	123 SANTILLANE AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	SERVICE UP-GRADE AND REPAIR 5-100 AMP AND I- 60 AMP HOUSE METER- SMOKE DETECTORS \$4200	Issued	08/25/2015		0.00

**CITY'S**

**EXHIBIT**

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PU-12-04-8465	04/17/2012	123 SANTILLANE AVE	PUBLIC RECORDS SEARCH	REQ RECERTIFICATION FOR 123 AND 127 SANTILLANE	final	04/18/2012	04/18/2012	0.00
PU-14-10-2074	10/02/2014	123 SANTILLANE AVE	PUBLIC RECORDS SEARCH	REQ A CD OF PERMIT 12513	final	10/07/2014	10/07/2014	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).