



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/8/2018

Property Information	
Folio:	03-4117-005-4900
Property Address:	2850 SALZEDO ST Coral Gables, FL 33134-6607
Owner	ALHAMBRA ANTIQUES CENTER INC
Mailing Address	2850 SALZEDO ST CORAL GABLES, FL 33134-6610
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1111 STORE / RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	7,275 Sq.Ft
Living Area	Sq Ft
Adjusted Area	7,275 Sq.Ft
Lot Size	7,500 Sq Ft
Year Built	1948



Assessment Information			
Year	2018	2017	2016
Land Value	\$1,500,000	\$1,125,000	\$1,035,000
Building Value	\$565,000	\$349,472	\$338,288
XF Value	\$0	\$42,988	\$43,265
Market Value	\$2,065,000	\$1,517,460	\$1,416,553
Assessed Value	\$1,669,206	\$1,517,460	\$1,416,553

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$395,794		

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

Short Legal Description
C GABLES CRAFTS SEC PB 10-40 LOTS 26 THRU 28 BLK 17 LOT SIZE 75.000 X 100 OR 18675-3981 0699 2 (2)

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,669,206	\$1,517,460	\$1,416,553
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,065,000	\$1,517,460	\$1,416,553
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,669,206	\$1,517,460	\$1,416,553
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,669,206	\$1,517,460	\$1,416,553

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/1999	\$800,000	18675-3981	Deeds that include more than one parcel
11/01/1991	\$650,000	15313-1741	Deeds that include more than one parcel
05/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
12/01/1988	\$0	13944-5455	Sales which are disqualified as a result of examination of the 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>

Version

CITY'S

EXHIBIT 1

2850 Salzedo Street

<p><u>Owner and Sunbiz principal address (property appraiser)</u> Alhambra Antiques Center Inc. 2850 Salzedo St Coral Gables, FL 33134-6610</p>	<p><u>Owner and Sunbiz mailing address (Registered Agent)</u> Alhambra Antiques Center Inc. c/o Ignacio Salvador Granda Registered Agent 510 Bianca Ave Coral Gables, FL 33146-2755</p>
<p><u>Mortgagee (FDIC address)</u> City National Bank of Florida 25 West Flagler St Miami, FL 33130-1712</p>	

2850 SALZEDO STREET





The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

ALHAMBRA ANTIQUES CENTER INC
2850 SALZEDO ST
CORAL GABLES, FL 33134-6610

91 7108 2133 3932 5853 8429

RE: 2850 SALZEDO ST
FOLIO # 0341170054900
Recertification of Building 40 Years or Older

To whom it may concern:

As 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 1948. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within **ninety (90) calendar days** from the date of this letter. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the 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.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <http://www.miamidade.gov/pa/propertyrecertification.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 please 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. 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 Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

2

USPS Tracking®

FAQs > (<http://faq.usps.com/?articleId=220900>)

Track Another Package +

Tracking Number: 9171082133393258538429

Remove X

The item is currently in transit to the next facility as of March 19, 2018.

In-Transit

March 19, 2018

In Transit to Next Facility

Tracking History

March 19, 2018

In Transit to Next Facility

The item is currently in transit to the next facility as of March 19, 2018.

March 18, 2018

In Transit to Next Facility

March 17, 2018

In Transit to Next Facility

March 16, 2018, 11:05 pm

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

March 16, 2018

In Transit to Next Facility

March 14, 2018

In Transit to Next Facility

March 9, 2018, 10:36 am

Unable to deliver item, problem with address

MIAMI, FL 33134

March 7, 2018, 9:47 pm

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

Product Information



See Less ^

Can't find what you're looking for?

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

FAQs (<http://faq.usps.com/?articleId=220900>)



The City of Coral Gables

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

June 6, 2018

ALHAMBRA ANTIQUES CENTER INC
2850 SALZEDO ST
CORAL GABLES, FL 33134-6610

RE: 2850 SALZEDO ST
FOLIO # 0341170054900
Recertification of Building 40 Years or Older - **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated March 6, 2018, 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).

Failure to submit a completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Deputy Building Official



The City of Coral Gables

Development Services Department July 10, 2018
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

ALHAMBRA ANTIQUES CENTER INC
2850 SALZEDO ST
CORAL GABLES, FL 33134-6610

RE: Recertification of Building 40 Years or Older – FINAL NOTICE
2850 SALZEDO ST
Folio # 0341170054900

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated and mailed June 6, 2018, informed you it was necessary to submit a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets (or does not meet) the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board") and a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Deputy Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-7739

vs.

ALHAMBRA ANTIQUES CENTER INC.
2850 Salzedo Street
Coral Gables, Florida 33134-6610

Return receipt number:

7017 3040 0000 8658 6793

Respondent.

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

Date: August 29, 2018

Re: 2850 Salzedo Street, Coral Gables, Florida 33134-6607 and legally described as Lots 26 thru 28, Block 17, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-4900 ("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.

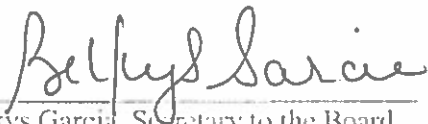
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on September 17, 2018, at 2:00 p.m.

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, 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:

Alhambra Antiques Center, Inc., c/o Ignacio Salvador Granda, 510 Bianca Avenue, Coral Gables, Florida 33146-2755

City National Bank of Florida, 25 West Flagler Street, Miami, Florida 33130-1712



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-7739

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

I, Jose Iglesias, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2850 SALZEDO STREET, ON 8-29-18
AT 8:55 AM.

Jose Iglesias
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 29th day of August, in
the year 2018, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

2850 SALZEDO STREET





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
AB-11-04-5723	04/11/2011	2850 SALZEDO ST	BOA COMPLETE (LESS THAN \$75,000)	INT/EXT (COMMERCIAL DOOR INSTALLED INTO ALLEY) \$5000	issued	04/11/2011		0.00
AB-16-09-5261	09/02/2016	2850 SALZEDO ST	BOA COMPLETE (LESS THAN \$75,000)	**COMM** REV(PERF DATE 10/18/16) *SIGNAGE (HOUSE OF APPLIANCES)- NON ILLUMINATED ALUMINUM CHANNEL LETTERS - \$2,000	final	09/02/2016	07/18/2018	0.00
BL-11-04-5967	04/13/2011	2850 SALZEDO ST	INT / EXT ALTERATIONS	COMM. INTERIOR ALTERATIONS/EXTERIOR ALTERATIONS (COMMERCIAL DOOR INSTALL ON VALLEY SIDE) \$5000	final	05/11/2011	08/26/2011	0.00
BL-16-09-5676	09/12/2016	2850 SALZEDO ST	SIGNS	NON-ILLUMINATED WALL SIGNS (2) (HOUSE OF APPLIANCES)- NON ILLUMINATED ALUMINUM CHANNEL LETTERS - \$2,000	final	11/15/2016	07/18/2018	0.00
EL-11-04-5977	04/13/2011	2850 SALZEDO ST	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL AND RELOCATE 5 LIGHT SOCKETS FIOR EXIT-EMERGENCY LIGHTS	final	05/13/2011	05/23/2011	0.00
EL-13-02-0512	02/08/2013	2850 SALZEDO ST	ELEC COMMERCIAL / RESIDENTIAL WORK	SERVICE UPGRADE TO DIVE TWO STORES- REPLACE 600 AMP METER WITH TWO 300 AMP METERS	final	02/11/2013	03/12/2013	0.00
EL-16-04-7076	04/25/2016	2850 SALZEDO ST	STREAMLINED LOW VOLTAGE ALARM PERMIT	STREAMLINED LOW VOLTAGE ALARM PERMIT HOUSE OF APPLIANCES	final	04/25/2016	06/23/2017	0.00
EX-18-07-3019	07/11/2018	2850 SALZEDO ST	PERMIT EXTENSION	NON-ILLUMINATED WALL SIGNS (2) (HOUSE OF APPLIANCES)- NON ILLUMINATED ALUMINUM CHANNEL LETTERS - \$2,000	final	07/11/2018	07/11/2018	0.00
PU-16-09-5142	09/01/2016	2850 SALZEDO ST	PUBLIC RECORDS SEARCH	REQUEST FOR COPIES ON 11 X 17	final	09/01/2016	09/01/2016	0.00
RC-18-08-3193	08/08/2018	2850 SALZEDO ST	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1948) CONSTRUCTION REGULATION BOARD CASE # AND UNSAFE STRUCTURES FEE	approved			980.63
SD-11-08-6562	08/18/2011	2850 SALZEDO ST	SHOP DRAWINGS	SHOP DRAWING DOOR	final	08/25/2011	08/25/2011	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'S

EXHIBIT

3



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:	HOUSE OF APPLIANCES	Inspection Date:	6/22/2018
Address:	2850 Salzedo Street Coral Gables	InspectionType:	Business (Annual Fire Inspection)
		Inspected By:	Jader Tobon (A) 305-460-5563 fpbattb@coralgables.com
Suite:		Occ. Sq. Ft.:	4975
		Occupant Number:	

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 101 2015 Emergency lights	7.9.2.6 - Emergency Lights (battery operated) - Battery not working
Comment: EMERGENCY LIGHTING NOT WORKINGEmergency light tested and not working -- Replace rechargeable battery or replace emergency light fixture			
Fail	Floor 1	FL NFPA 01 2015 Fire extinguishers	16.7.1.6.3 - Fire Extinguisher - Shall be mounted
Comment: Fire extinguishers shall be mounted in an accessible and visible or identified location.			
MUST MOUNT EXTINGUISHER			
Fail	Floor 1	FL NFPA 01 2015 Fire extinguishers	13.6.4.7.1.1 - Fire Extinguisher Recharge/Re-Certify
Comment: All rechargeable-type fire extinguishers shall be recharged after any use or when the need is indicated by an inspection or servicing. [10:7.7.1.1]			
EXTINGUISHER TAG REFLECTS IT IS IN NEED OF RECHARGE			

A re-inspection will occur on or after 7/6/2018.

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

CITY'S
Composite
EXHIBIT 4

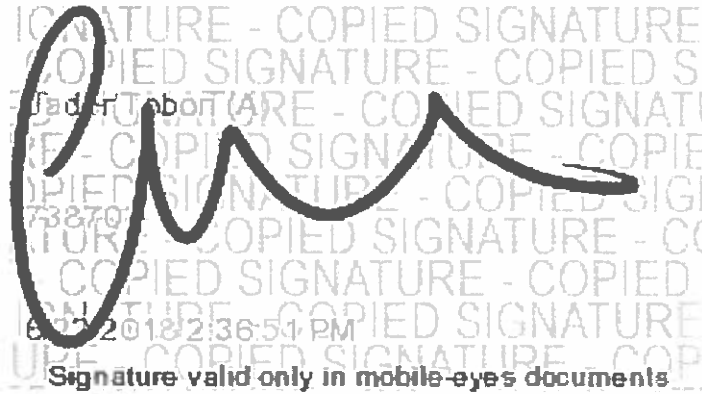
contact the inspector listed at the top of this report.

Company Representative:

 X
Signature valid only in mobile-eyes documents

REY PEREZ
6/22/2018

Inspector:

 Jader Tobon (A)
Signature valid only in mobile-eyes documents

Jader Tobon (A)
6/22/2018

This Document Prepared By:
RUSSO & BAKER, P.A.

OFF. REC. 1867503981

4675 Ponce de Leon Blvd, Suite 301
Coral Gables, FL 33146

99R340859 1999 JUL 01 09:07

Parcel ID Number: 03-4117-005-4890 & 4900
Grantor #1 TIN:

CONSTRFEE 4,200.00 SURTX 3,600.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

Warranty Deed

This indenture, Made this 24th day of June, 1999 A.D., Between
The Van Dyke Sign Co., a corporation existing under the laws of the state of Florida

of the County of Miami-Dade, State of Florida, grantor, and
Alhambra Antiques Center, Inc., a corporation existing under the laws of the state of Florida

whose address is: 305 Palermo Avenue, Coral Gables, Florida 33134

of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
----- TEN & NO/100(\$10.00) ----- DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged to
granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever, the following described land,
situate, lying and being in the County of Miami-Dade State of Florida to wit:

Lots 25, 26, 27 and 28, Block 17, CORAL GABLES CRAFTS SECTION,
according to the Plat thereof, recorded in Plat Book 10, Page
40, of the Public Records of Miami-Dade County, Florida.

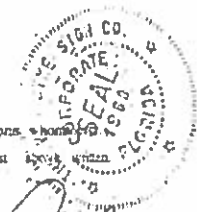
Subject to restrictions, reservations and easements of record,
if any, which are not reimposed hereby, and taxes subsequent to
December 31st, 1998.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons, and
In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written
Signed, sealed and delivered in our presence: The Van Dyke Sign Co.

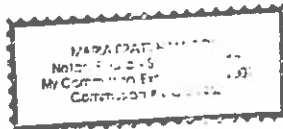
Laura Russo
Printed Name: Laura Russo
Witness: [Signature]
MARIA PRATS HAMILTON
ATTORNEY AT LAW
Printed Name: _____
Witness

By: [Signature]
Homer Frazier, President
P.O. Address 7388 S.W. 48 Street, Miami, FL 33155



STATE OF Florida (Corporate Seal)
COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me this 24th day of June, 1999 by
Homer Frazier, President of The Van Dyke Sign Co.
a Florida Corporation.

on behalf of the corporation. He is personally known to me or has produced his Florida driver's license as
identification.



[Signature]
Printed Name: _____
NOTARY PUBLIC
My Commission Expires: _____

This document was prepared by Karen LaSala/Totalbank, 2720 Coral Way, Miami, FL. State of Florida's Documentary Stamp Tax required by law in the amount of \$ 1,608.25 has been paid to the Clerk of the Circuit Court (or the County Comptroller, if applicable) for the County of Miami-Dade, State of Florida.

OFF. REC. 1867573988

99R340861 1999 JUL 01 09:07

DOCUMENT 1608.25 INTNG 919.00 HARVEY ROVIN, CLERK DADE COUNTY, FL

IF CHECKED, THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS APPROXIMATELY \$ 201,295.87 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.
 IF CHECKED, THIS BALLOON MORTGAGE SECURES A VARIABLE RATE OBLIGATION AND THE BALANCE DUE ASSUMES THAT THE INITIAL RATE OF INTEREST APPLIES FOR THE ENTIRE TERM OF THE MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON CHANGES IN THE RATE OF INTEREST.

State of Florida Space Above This Line For Recording Data

REAL ESTATE MORTGAGE (With Future Advance Clause)

1. DATE AND PARTIES. The date of this Mortgage is June 24, 1999 and the parties and their addresses are as follows:

MORTGAGOR: ALHAMBRA ANTIQUES CENTER, INC. a Florida corporation 3660 Coral Way Miami, FL 33145 Taxpayer I.D. # 65-0022940
LENDER: TOTALBANK Organized and existing under the laws of the state of Florida 2720 CORAL WAY MIAMI, FL 33145

2. MORTGAGE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (hereafter defined), Mortgagor grants, bargains, conveys and mortgages to Lender the following described property: First Mortgage on Commercial Property described as Lots 25, 26, 27, and 28, Block 17, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

The property is located in Miami-Dade (County) 305-309 PALERMO AVENUE (Address) CORAL GABLES (City) Florida 33145 (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property"). The term Property also includes, but is not limited to, any and all water wells, water, ditches, reservoirs, reservoir sites and dams located on the real estate and all riparian and water rights associated with the Property, however established.

3. MAXIMUM OBLIGATION LIMIT. The total principal amount of the Secured Debt (hereafter defined) secured by this Mortgage at any one time shall not exceed \$ 459,500.00. This limitation of amount does not include interest, loan charges, commitment fees, brokerage commissions, attorneys' fees and other charges validly made pursuant to this Mortgage and does not apply to advances (or interest accrued on such advances) made under the terms of this Mortgage to protect Lender's security and to perform any of the covenants contained in this Mortgage. Future advances are contemplated and, along with other future obligations, are secured by this Mortgage even though all or part may not yet be advanced. Nothing in this Mortgage, however, shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment would need to be agreed to in a separate writing.

4. SECURED DEBT DEFINED. The term "Secured Debt" includes, but is not limited to, the following:
A. The promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all extensions, renewals, modifications or substitutions (Evidence of Debt): That certain Promissory Note of even date herewith executed by Mortgagor in the principal sum of Four Hundred Fifty-Nine Thousand Five Hundred Dollars and no/100 (\$459,500.00) with a maturity of June 24, 2010.

(e.g. business name, note amount, interest rate, maturity date)

FLORIDA - AGRICULTURAL/COMMERCIAL MORTGAGE (NOT FOR FUTURE USE AND NOT FOR REFINANCE PURPOSES)

Page 1 of 6

Handwritten signature and date 7/1/99

OFF. REC. 1867503993

RECORDS SECTION
DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

29. U.C.C. PROVISIONS. If checked, the following are applicable to, but do not limit, this Mortgage:
 Construction Loan. This Mortgage secures an obligation incurred for the construction of an improvement on the Property.

- Fixture Filing. Mortgagor grants to Lender a security interest in all goods that Mortgagor owns now or in the future and that are or will become fixtures related to the Property.
- Crops; Timber; Minerals; Rents, Issues, and Profits. Mortgagor grants to Lender a security interest in all crops, timber and minerals located on the Property as well as all rents, issues, and profits of them including, but not limited to, all Conservation Reserve Program (CRP) and Payment in Kind (PIK) payments and similar governmental programs (all of which shall also be included in the term "Property").
- Personal Property. Mortgagor grants to Lender a security interest in all personal property located on or connected with the Property. This security interest includes all farm products, inventory, equipment, accounts, documents, instruments, chattel paper, general intangibles, and all other items of personal property Mortgagor owns now or in the future and that are used or useful in the construction, ownership, operation, management, or maintenance of the Property. The term "personal property" specifically excludes that property described as "household goods" secured in connection with a "consumer" loan as those terms are defined in applicable federal regulations governing unfair and deceptive credit practices.

30. OTHER TERMS. If checked, the following are applicable to this Mortgage:

- Line of Credit. The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Mortgage will remain in effect until released.
- Additional Terms.

IF CHECKED, THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS APPROXIMATELY \$ 201,295.87 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

IF CHECKED, THIS BALLOON MORTGAGE SECURES A VARIABLE RATE OBLIGATION AND THE BALANCE DUE ASSUMES THAT THE INITIAL RATE OF INTEREST APPLIES FOR THE ENTIRE TERM OF THE MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON CHANGES IN THE RATE OF INTEREST.

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Mortgage and in any attachments. Mortgagor also acknowledges receipt of a copy of this Mortgage on the date stated above on Page 1.

Entity Name: ALHAMBRA ANTIQUES CENTER, INC.
a Florida corporation
By: IRACIO SALVADOR GRANDA, PRESIDENT
(Signature) (Date)

Entity Name: MARIA PRATS HAMILTON
ATTORNEY AT LAW
By: Maria Prats Hamilton
(Signature) (Date)
WITNESSES: Marita S. ...
(Signature) (Date)

Refer to the Addendum which is attached and incorporated herein for additional Mortgagors, signatures and acknowledgments

ACKNOWLEDGMENT:

STATE OF COUNTY OF } ss.
This instrument was acknowledged before me this day of
by
who is personally known to me or who has produced as identification.
My commission expires:
(Seal) (Notary Public)
(Printed Name of Acknowledger)

STATE OF Florida COUNTY OF Miami-Dade } ss.
This instrument was acknowledged before me this 24th day of June, 1992
by IRACIO SALVADOR GRANDA, PRESIDENT
of ALHAMBRA ANTIQUES CENTER, INC.
a Florida corporation on behalf of the business or entity.
He/she is personally known to me or has produced as identification.
My commission expires:
(Seal) (Notary Public)
(Printed Name of Acknowledger)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

ALHAMBRA ANTIQUES CENTER, INC.

Filing Information

Document Number	K14708
FEI/EIN Number	65-0032940
Date Filed	02/12/1988
State	FL
Status	ACTIVE
Last Event	EVENT CONVERTED TO NOTES
Event Date Filed	02/06/1990
Event Effective Date	NONE

Principal Address

2850 SALZEDO ST
CORAL GABLES, FL 33134-6610

Changed: 04/07/2005

Mailing Address

510 Bianca Avenue
CORAL GABLES, FL 33146

Changed: 01/12/2017

Registered Agent Name & Address

GRANDA, IGNACIO SALVADOR
510 Bianca Avenue
CORAL GABLES, FL 33146

Address Changed: 01/12/2017

Officer/Director Detail

Name & Address

Title Director

Granda, Ignacio S
 510 Bianca Avenue
 CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2016	02/03/2016
2017	01/12/2017
2018	01/11/2018

Document Images

01/11/2018 -- ANNUAL REPORT	View image in PDF format
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03/21/2013 -- ANNUAL REPORT	View image in PDF format
02/23/2012 -- ANNUAL REPORT	View image in PDF format
04/19/2011 -- ANNUAL REPORT	View image in PDF format
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04/02/2004 -- ANNUAL REPORT	View image in PDF format
03/24/2003 -- ANNUAL REPORT	View image in PDF format
03/28/2002 -- ANNUAL REPORT	View image in PDF format
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04/26/1999 -- ANNUAL REPORT	View image in PDF format
02/20/1998 -- ANNUAL REPORT	View image in PDF format
03/24/1997 -- ANNUAL REPORT	View image in PDF format
04/29/1996 -- ANNUAL REPORT	View image in PDF format
04/18/1995 -- ANNUAL REPORT	View image in PDF format

TotalBank (FDIC # 21468)

Inactive as of June 15, 2018

Merged or acquired without government assistance

Data as of: August 8, 2018

TotalBank is no longer doing business under that name because it has been merged or acquired without government assistance. See the successor institution, City National Bank of Florida (FDIC #: 20234)

FDIC Certificate#:	21468	Established:	March 5, 1974	Contact the FDIC about: TotalBank or City National Bank of Florida
Headquarters:	100 Se 2nd Street, 32nd Floor Miami, FL 33131 Miami-Dade County	Insured:	March 5, 1974	
		Bank Charter Class:	Non-member of the Federal Reserve System	

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

Location information is not available for inactive or renamed banks

City National Bank of Florida (FDIC # 20234)

Active Insured Since August 12, 1970

Data as of: August 8, 2018

City National Bank of Florida is an active bank

FDIC Certificate#:	20234	Established:	August 12, 1970	Corporate Website:	
Headquarters:	25 West Flagler Street Miami, FL 33101 Miami-Dade County	Insured:	August 12, 1970	Consumer Assistance:	http://www.citynational.com
Locations:	44 domestic in 1 states, 0 in territories, and 0 in foreign locations	Bank Charter Class:	National Bank	Contact the FDIC about:	City National Bank of Florida
		Primary Federal Regulator:	Office of the Comptroller of the Currency		
		Secondary Federal Regulator:	N/A		

Locations	History	Identifications	Financials	Other Names / Websites
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Showing 1 to 25 of 44 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
522271	44	Red Sunset Center	6939 Red Road	Miami-Dade	Coral Gables	FL	33143	Full Service Brick and Mortar Office	08/29/2011	06/15/2018
526385	45	Coral Gables Branch	2020 Ponce De Leon Boulevard, Unit 101	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	10/24/2011	06/15/2018
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	
474206	41	Doral Branch Office	8790 N.W. 25th Street	Miami-Dade	Doral	FL	33172	Full Service Brick and Mortar Office	04/14/2008	06/15/2018
544513	48	Doral Point	2555 Nw 102nd Avenue, Unit 101	Miami-Dade	Doral	FL	33172	Full Service Brick and Mortar Office	10/28/2013	06/15/2018
544514	49	Doral 9690 Plaza	9690 Nw 41st Street	Miami-Dade	Doral	FL	33178	Full Service Brick and Mortar Office	10/01/2013	06/15/2018
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
443348	40	Hialeah Branch Office	5410 West 16th Avenue	Miami-Dade	Hialeah	FL	33012	Full Service Brick and Mortar Office	08/08/2005	06/15/2018
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 Sw 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
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 Nw 18 Terrace	Miami-Dade	Miami	FL	33172	Full Service Brick and Mortar Office	07/06/1998	
				Miami-				Full Service Brick		

363583	18	Pinecrest Branch	11675 South Dixie Highway	Dade	Miami	FL	33156	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	
14848	32	Miami Tower Br	100 Se 2nd Street, 32nd Floor	Miami-Dade	Miami	FL	33131	Full Service Brick and Mortar Office	03/05/1974	06/15/2018