



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On 4/20/2017

Property Information	
Folio:	03-4130-002-0992
Property Address:	1530 LIGURIA AVE Coral Gables, FL 33146-2419
Owner	ZETA BETA TAU FRATERNITY ALPHA OMEGA FOUNDATION
Mailing Address	1530 LIGURIA AVE CORAL GABLES, FL 33146-2419
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	9,712 Sq Ft
Lot Size	30,000 Sq.Ft
Year Built	1956



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,710,000	\$1,350,000	\$900,000
Building Value	\$435,875	\$392,287	\$377,758
XF Value	\$14,781	\$14,931	\$15,081
Market Value	\$2,160,656	\$1,757,218	\$1,292,839
Assessed Value	\$1,341,631	\$1,219,665	\$1,108,787

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$819,025	\$537,553	\$184,052
Educational	Exemption	\$1,341,631	\$1,219,665	\$1,108,787

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

Short Legal Description
C GABLES RIVIERA SEC 6 PB 20-79 LOTS 7 TO 9 INC & 22 TO 24 INC BLK 188 LOT SIZE 300.000 X 100

Taxable Value Information			
	2016	2015	2014
<b>County</b>			
Exemption Value	\$1,341,631	\$1,219,665	\$1,108,787
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$2,160,656	\$1,757,218	\$1,292,839
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$1,341,631	\$1,219,665	\$1,108,787
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$1,341,631	\$1,219,665	\$1,108,787
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version

**EXHIBIT** 1

1530 Liguria Avenue

<b><u>Owner</u></b> Alpha Omega Foundation of Zeta Beta Tau Fraternity, Inc. 1530 Liguria Ave Coral Gables, FL 33146-2419	<b><u>Owner (Registered Agent)</u></b> Alpha Omega Foundation of Zeta Beta Tau Fraternity, Inc. c/o Brian Kushner Registered Agent 12420 SW 89 Ave Miami, FL 33176-5121
<b><u>First Mortgagee (Mortgage address)</u></b> Gulf Coast Bank & Trust Co. 200 St. Charles Ave. 3rd Floor New Orleans, LA 70130-2903	<b><u>Second Mortgagee</u></b> National Permanent Endowment Fund c/o Zeta Beta Tau National Headquarters Attn: Matthew Tobe N.P.E.F. Administrator 3905 Vincennes Road, Ste 100 Indianapolis, IN 46268-3000
<b><u>Second Mortgagee</u></b> National Permanent Endowment Fund c/o Zeta Beta Tau National Headquarters c/o Faron A. Lewitt Registered Agent 3905 Vincennes Road, Ste 300 Indianapolis, IN 46268-3057	<b><u>Claimant</u></b> University of Miami c/o Larry D. Marbert Vice President for Real Estate and Facilities 1535 Levante Ave Coral Gables, FL 33146-2416

1530 LIGURIA AVE





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-17-05-1401	05/08/2017	1530 LIGURIA AVE	BOA COMPLETE (LESS THAN \$75,000)	RESIDENTIAL *ZETA BETA TAU FRATERNITY* LIGHT POLES & FIXTURES(2) & WALL FIXTURES (2) \$6,200	issued	05/08/2017		0.00
BL-15-11-5894	11/18/2015	1530 LIGURIA AVE	ROOF / LIGHT WEIGHT CONC	RE-ROOF FLAT ROOF \$12,600	stop work	12/14/2015		0.00
BL-17-05-1969	05/18/2017	1530 LIGURIA AVE	MISCELLANEOUS WORK	RESIDENTIAL *ZETA BETA TAU FRATERNITY* LIGHT POLES & FIXTURES(2) & WALL FIXTURES (2) \$6,200	pending			0.00
CE-14-04-3069	04/18/2014	1530 LIGURIA AVE	CODE ENF WARNING PROCESS	WT16531 54-29 CC (TRA) GARBAGE AND TRASH THROWN AROUND DUMPSTER. REQUIRES IMMEDIATE REMOVAL. MUST BE PLACED INSIDE DUMPSTER AT ALL TIMES	final	04/18/2014	04/18/2014	0.00
CE-14-04-3164	04/21/2014	1530 LIGURIA AVE	CODE ENF WARNING PROCESS	WT16534 5-1404 ZC (PAK) PARKING VEHICLES IN BACK OF BUILDING ON GRASS, PROHIBITED. CEASE AND DESIST. REMOVE ALL VEHICLES	final	04/21/2014	04/21/2014	0.00
CE-14-04-3165	04/21/2014	1530 LIGURIA AVE	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T55352 54-29 CC (TRA) GARBAGE AND TRASH ALL AROUND DUMPSTER	final	09/22/2014	09/22/2014	0.00
CE-14-04-3277	04/22/2014	1530 LIGURIA AVE	CODE ENF WARNING PROCESS	WT16534 FOLLOW UP: NO VIOLATION	final	04/22/2014	04/22/2014	0.00
CE-14-04-3464	04/24/2014	1530 LIGURIA AVE	CODE ENF WARNING PROCESS	T55352 FOLLOW UP: VIOLATION STILL EXISTS	final	04/24/2014	04/24/2014	0.00
CE-14-04-3549	04/25/2014	1530	CODE ENF	T55352 FOLLOW UP: VIOLATION STILL EXISTS	final	04/25/2014	04/25/2014	0.00

**CITY'S**

**EXHIBIT**

		LIGURIA AVE	WARNING PROCESS	UP: VIOLATION STILL EXISTS					
CE-14-05-2207	05/02/2014	1530 LIGURIA AVE	CODE ENF WARNING PROCESS	T55352 FOLLOW UP: VIOLATION STILL EXISTS	final	05/02/2014	05/02/2014	0.00	
CE-14-09-2975	09/22/2014	1530 LIGURIA AVE	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T55019 54-29 CC (TRA) GARBAGE, BOXES, PAPERS ETC. ALL AROUND DUMPSTER IS PROHIBITED. REQUIRES REMOVAL.	pending			100.00	
CE-14-09-3143	09/24/2014	1530 LIGURIA AVE	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T55019 FOLLOW UP: CONTINUES TO EXIST	pending			0.00	
CE-14-09-3345	09/26/2014	1530 LIGURIA AVE	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T55019 FOLLOW UP: CONTINUES TO EXIST	pending			0.00	
EL-11-08-5884	08/09/2011	1530 LIGURIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL WORK TO REPLACE OUT OF CODE HOOD SYSTEM	final	08/10/2011	09/02/2011	0.00	
EL-11-11-6234	11/23/2011	1530 LIGURIA AVE	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM SYSTEM 2FLOORS	final	01/13/2012	03/22/2012	0.00	
EL-17-05-1968	05/18/2017	1530 LIGURIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	DOUBLE PERMIT CREATED	canceled		05/31/2017	0.00	
EL-17-05-2115	05/22/2017	1530 LIGURIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	RESIDENTIAL *ZETA BETA TAU FRATERNITY* LIGHT POLES & FIXTURES(2) & WALL FIXTURES (2) 3 LIGHT POLES AND LUMINARIES	approved			118.19	
FD-11-08-5744	08/08/2011	1530 LIGURIA AVE	FIRE HOOD SYSTEM/FIRE SUPPRESSION SYSTEM	ZETA BETA TAU FRATERNITY ***HOOD SYSTEM***	issued	08/08/2011		0.00	
FD-11-08-5745	08/08/2011	1530 LIGURIA AVE	FIRE HOOD SYSTEM/FIRE SUPPRESSION SYSTEM	ZETA BETA TAU FRATERNITY ***SUPPRESSION SYSTEM***	final	08/08/2011	09/12/2011	0.00	
FD-11-11-5542	11/14/2011	1530 LIGURIA AVE	FIRE ALARM SYSTEM	UM ZETA BETA TAU	issued	11/18/2011		0.00	
ME-11-08-5882	08/09/2011	1530 LIGURIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE OUT OF CODE HOOD SYSTEM \$7,000	final	08/10/2011	09/12/2011	0.00	
ME-11-08-5956	08/10/2011	1530 LIGURIA AVE	MECH SMOKE EVAC INSP / FIRE SUPPRESSION TEST	FIRE SUPPRESSION FOR A HOOD SYSTEM	final	08/10/2011	09/12/2011	0.00	
ME-11-08-7043	08/25/2011	1530 LIGURIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE OUT OF CODE HOOD SYSTEM	final	08/28/2011	09/12/2011	0.00	
RC-17-04-2096	04/20/2017	1530 LIGURIA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1956) CONSTRUCTION REGULATION	approved			980.63	

BOARD CASE  
#17-5992 AND  
UNSAFE  
STRUCTURE  
BOARD FEE

UP-15-11-5895	11/18/2015	1530 LIGURIA AVE	UPFRONT FEE	UPFRONT FEE BL- 15-11-5894, RE- ROOF FLAT ROOF \$12,600	final	11/18/2015	11/18/2015	0.00
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The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).





The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3931 9002 6930

ZETA BETA TAU FRATERNITY  
C O ALPHA OMEGA FOUNDATION  
1530 LIGURIA AVE  
CORAL GABLES, FL 33146-2419

RE: 1530 LIGURIA AVE, CORAL GABLES, FL  
FOLIO # 03-4130-002-0992  
Recertification of Building 40 Years or Older

Gentlemen:

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

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

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

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

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

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

Sincerely,

Peter J. Iglesias, P.E.  
Building Official

CITY'S composite  
EXHIBIT 3

CERTIFIED MAIL

THE CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
405 BILTMORE WAY  
P.O. BOX 141549  
CORAL GABLES, FLORIDA 33114-1549

US POSTAGE & FITNEY BOWES  
ZIP 33312 \$ 006.46<sup>5</sup>  
02 1W  
0001403199 APR 25 2016



91 7108 2133 3931 9002 6930

*NOV 8-16  
4-8-119/16*

ZETA BETA TAU FRATERNITY  
C/O ALPHA OMEGA FOUNDATION  
1530 LIGURIA AVE

CORAL GABLES, FL 33146

NIXIE

333 DE 1

0005/31/16

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 33114154949 \*2796-02537-26-46

33314154949C





OKuff 90 0049.  
9/15/14

Zeta Beta Tau Fraternity – Alpha Omega  
c/o Brian Kushner  
12420 SW 89<sup>th</sup> Ave  
Miami, FL 33176

September 14, 2016

Manny Z. Lopez  
Building Official  
City of Coral Gables  
Building & Zoning Department

**RE: RECERTIFICATION – ZETA BETA TAU FRATERNITY HOUSE-1530 LIGURIA AVE, CORAL GABLES, FL 33146**

Dear Mr. Lopez:

My name is Brian Kushner, and I am a Trustee and Housing Corporation President for the Zeta Beta Tau Fraternity at the University of Miami. I have received notification that our House located at 1530 Liguria Ave, Coral Gables, FL 33146 is due for recertification. Unfortunately, our receipt of this notice was somewhat delayed. The notice was sent directly to our fraternity house and seems to have been shuffled aside and was possibly unintentionally discarded by our undergraduate membership who didn't realize the importance of the notice. I became aware of the issue this morning via email received from University officials who had been contacted by Belkys Garcia of the City's Development Services Department.

It seems that our deadline for recertification is September 22<sup>nd</sup>. Upon receiving notification this morning, I immediately reached out to an Engineering Firm to get the process moving. That said, it is unlikely that the process will be completed by the deadline, and I would like to formally request an extension of time by which to complete the inspection and recertification process to ensure compliance. Please let me know if this is acceptable, and what my timeframe will be for completion.

Thank you for your understanding and assistance in this matter. Should you need to contact me, I can be reached via my cell phone at (786) 546-4598, or via email at [brian.kushner@gmail.com](mailto:brian.kushner@gmail.com).

Sincerely,



Brian Kushner  
Trustee/Housing Corporation President  
Zeta Beta Tau Fraternity – Alpha Omega  
University of Miami



## The City of Coral Gables

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

September 15, 2016

Zeta Beta Tau Fraternity  
Alpha Omega Foundation  
1530 Liguria Avenue  
Coral Gables, Florida 33146-2419

**ADDRESS: 1530 Liguria Avenue**  
**PROPERTY FOLIO #: 03-4130-002-0992**

Dear Property Owner/Manager:

This Department has received your request dated September 14, 2016 for an extension to provide us with the Recertification Report for the above referenced property.

By these means, I am granting you ninety (90) calendar days from the date of this letter to provide the Recertification Report. Please note we will not be able to grant additional extensions; therefore, repairs to comply with the recertification criteria shall take place during these ninety (90) calendar days.

If you have any questions I can be reached at 305-460-5242.

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. 17-5992

vs.

ALPHA OMEGA FOUNDATION OF  
ZETA BETA TAU FRATERNITY, INC.  
1530 Liguria Avenue  
Coral Gables, Florida 33146-2419

Return receipt number:

91 7108 2133 3932 6150 7467

Respondent.

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

Date: May 30, 2017

Re: **1530 Liguria Avenue**, Coral Gables, Florida 33146-2419, and legally described as Lots 7 to 9 inc & 22 to 24 inc, Block 188, of CORAL GABLES RIVIERA SECTION 6, according to the Plat thereof, as recorded in Plat Book 20, Page 79, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-002-0992 ("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.

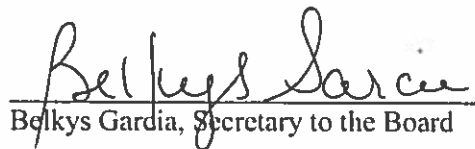
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on June 12, 2017, at 2:00 p.m.**

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

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

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

Please govern yourself accordingly.

  
Belkys Gardia, Secretary to the Board

#### ADA NOTICES

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

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

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

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

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

C:

Alpha Omega Foundation of Zeta Beta Tau Fraternity, Inc., c/o Brian Kushner, 12420 S.W. 89<sup>th</sup> Avenue, Miami, Florida 33176-5121

Gulf Coast Bank & Trust Co., 200 St Charles Avenue, 3<sup>rd</sup> Floor, New Orleans, Louisiana 70130-2903

National Permanent Endowment Fund, c/o Zeta Beta Tau National Headquarters, Attn: Matthew Tobe, N.P.E.F. Administrator, 3905 Vincennes Road, Suite 100, Indianapolis, Indiana 46268-3000

National Permanent Endowment Fund, c/o Zeta Beta Tau National Headquarters, c/o Faron A. Lewitt, 3905 Vincennes Road, Suite 300, Indianapolis, Indiana 46268-3057

University of Miami, c/o Larry D. Marbert, Vice President of Real Estate Facilities, 1535 Levante Avenue, Coral Gables, Florida 33146-2416



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 17-5992

Title of Document Posted: Construction Regulation Board Case

I, JOSE "JOE" PAZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1530 Liguria Ave, ON 5-30-17  
AT 10:00 am.

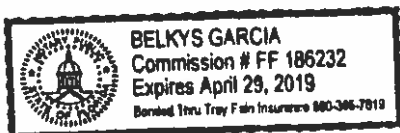
JOSE PAZ  
Employee's Printed Name

[Signature]  
Employee's Signature

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

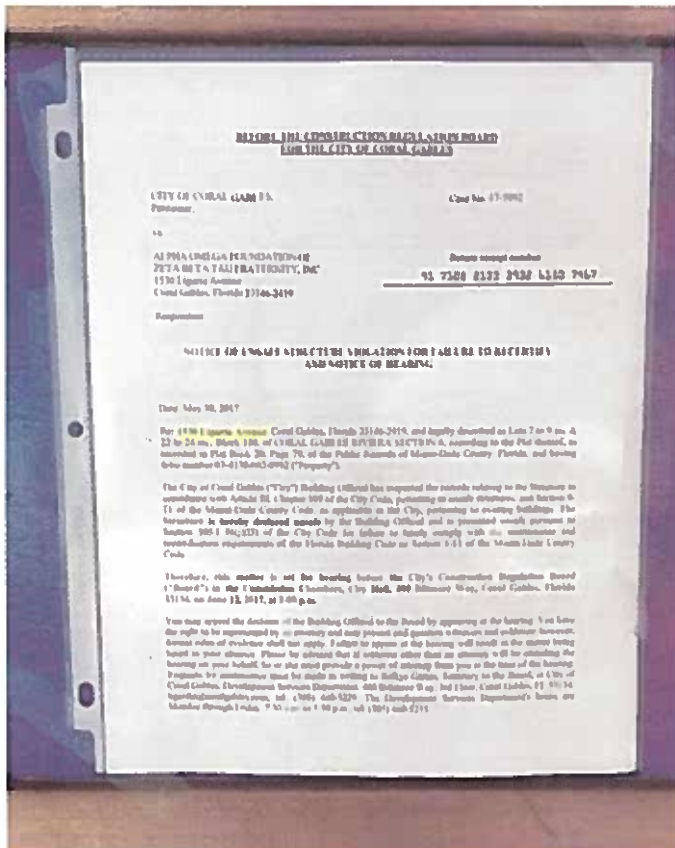
Sworn to (or affirmed) and subscribed before me this 30<sup>th</sup> day of May, in  
the year 20 17, by Jose Paz who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

1530 LIGURIA AVENUE





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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 17-5992

vs.

ALPHA OMEGA FOUNDATION OF  
ZETA BETA TAU FRATERNITY, INC.  
1530 Liguria Avenue  
Coral Gables, Florida 33146-2419

Return receipt number:

91 7108 2133 3932 5922 8664

Respondent.

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

Date: August 31, 2017

Re: **1530 Liguria Avenue**, Coral Gables, Florida 33146-2419, and legally described as Lots 7 to 9 inc & 22 to 24 inc, Block 188, of CORAL GABLES RIVIERA SECTION 6, according to the Plat thereof, as recorded in Plat Book 20, Page 79, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-002-0992 ("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 18, 2017, at 2:00 p.m.**

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

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

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

Please govern yourself accordingly.

  
Belkys Gardia, Secretary to the Board

#### ADA NOTICES

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

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

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

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

C:

Alpha Omega Foundation of Zeta Beta Tau Fraternity, Inc., c/o Brian Kushner, 12420 S.W. 89<sup>th</sup> Avenue, Miami, Florida 33176-5121

Gulf Coast Bank & Trust Co., 200 St Charles Avenue, 3<sup>rd</sup> Floor, New Orleans, Louisiana 70130-2903

National Permanent Endowment Fund, c/o Zeta Beta Tau National Headquarters, Attn: Matthew Tohe, N.P.E.F. Administrator, 3905 Vincennes Road, Suite 100, Indianapolis, Indiana 46268-3000

National Permanent Endowment Fund, c/o Zeta Beta Tau National Headquarters, c/o Faron A. Lewitt, 3905 Vincennes Road, Suite 300, Indianapolis, Indiana 46268-3057

University of Miami, c/o Larry D. Marbert, Vice President of Real Estate Facilities, 1535 Levante Avenue, Coral Gables, Florida 33146-2416



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 17-5992

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

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1530 LIGURIA AVENUE, ON 8-31-17  
AT 10:10am.

JOSE PAZ  
Employee's Printed Name

[Signature]  
Employee's Signature

STATE OF FLORIDA )

ss.

COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 31<sup>st</sup> day of August, in  
the year 2017, by Jose Paz who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

1530 LIGURIA AVENUE



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 17-5992

vs.

ALPHA OMEGA FOUNDATION OF  
ZETA BETA TAU FRATERNITY, INC.  
1530 Liguria Avenue  
Coral Gables, Florida 33146-2419

Respondent.

**NOTICE OF HEARING CANCELLATION**


Date: September 14, 2017

Re: **1530 Liguria Avenue**, Coral Gables, Florida 33146-2419, and legally described as Lots 7 to 9 inc & 22 to 24 inc, Block 188, of CORAL GABLES RIVIERA SECTION 6, according to the Plat thereof, as recorded in Plat Book 20, Page 79, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-002-0992 ("Property").

Please be advised the Construction Regulation Board hearing scheduled for Monday, September 18, 2017, 2:00 pm, 405 Biltmore Way, Commission Chambers, Coral Gables, Florida 33134, has been cancelled due to Hurricane Irma. You will be notified of the new hearing date at a later time.

If you have any questions on this matter contact Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida 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.

Thank you for your understanding on this matter.

  
Belkys Garcia, Secretary to the Board



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 17-5992

Title of Document Posted: Notice of Hearing Cancellation

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1530 Liguria Ave, ON 9-14-17  
AT 11:00 a.m.

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 14<sup>th</sup> day of September, in  
the year 2017, by Eduardo Martin who is personally known to  
me.

My Commission Expires:



[Signature]  
Notary Public



1530 LIGURIA AVENUE

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

Case No. 17-5992

CITY OF CORAL GABLES  
Petitioner.

vs.

ALPHA OMEGA FOUNDATION OF  
ZETA BETA TAO FRATERNITY, INC.  
1530 Liguria Avenue  
Coral Gables, Florida 33146-2419

Respondent

**NOTICE OF HEARING CANCELLATION**

Date: September 14, 2017

Re: **1530 Liguria Avenue**, Coral Gables, Florida 33146-2419, and legally described as Lots 7 to 9 inc & 22 to 24 inc, Block 188, of CORAL GABLES RIVIERA SECTION 8, according to the Plat thereof, as recorded in Plat Book 20, Page 79, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-002-0992 ("Property").

Please be advised the Construction Regulation Board hearing scheduled for Monday, September 18, 2017, 2:00 pm, 405 Biltmore Way, Commission Chambers, Coral Gables, Florida 33134, has been cancelled due to Hurricane Irma. You will be notified of the new hearing date at a later time.

If you have any questions on this matter, contact Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida 33134, by e-mail: [belkys.garcia@cityofcoralgables.com](mailto:belkys.garcia@cityofcoralgables.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.

I thank you for your understanding on this matter.

  
Belkys Garcia, Secretary to the Board

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 17-5992

vs.

ALPHA OMEGA FOUNDATION OF  
ZETA BETA TAU FRATERNITY, INC.  
1530 Liguria Avenue  
Coral Gables, Florida 33146-2419

Return receipt number:

91 7108 2133 3932 5922 8824

Respondent.

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

Date: October 2, 2017

Re: 1530 Liguria Avenue, Coral Gables, Florida 33146-2419, and legally described as Lots 7 to 9 inc & 22 to 24 inc, Block 188, of CORAL GABLES RIVIERA SECTION 6, according to the Plat thereof, as recorded in Plat Book 20, Page 79, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-002-0992 ("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 October 16, 2017, at 2:00 p.m.**

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

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

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

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

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

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

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Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

C:

Alpha Omega Foundation of Zeta Beta Tau Fraternity, Inc., c/o Brian Kushner, 12420 S.W. 89<sup>th</sup> Avenue, Miami, Florida 33176-5121

Gulf Coast Bank & Trust Co., 200 St Charles Avenue, 3<sup>rd</sup> Floor, New Orleans, Louisiana 70130-2903

National Permanent Endowment Fund, c/o Zeta Beta Tau National Headquarters, Attn: Matthew Tobe, N.P.E.F. Administrator, 3905 Vincennes Road, Suite 100, Indianapolis, Indiana 46268-3000

National Permanent Endowment Fund, c/o Zeta Beta Tau National Headquarters, c/o Faron A. Lewitt, 3905 Vincennes Road, Suite 300, Indianapolis, Indiana 46268-3057

University of Miami, c/o Lary D. Marbert, Vice President of Real Estate Facilities, 1535 Levante Avenue, Coral Gables, Florida 33146-2416



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 17-5992

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

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1530 Liguria Avenue, ON 10-2-17  
AT 10:43 am.

JOSE PAZ  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 2nd day of October, in  
the year 2017, by Jose Paz who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public



1530 LIGURIA AVENUE





# 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.

<b>Occupant Name:</b>	Zeta Beta Tau - 16units	<b>Inspection Date:</b>	8/2/2017
<b>Address:</b>	1530 Liguria Avenue	<b>InspectionType:</b>	Reinspection
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>	16 Units	<b>Occ. Sq. Ft.:</b>	0

Insp. Result	Location	Code Set	Code
Fail - Cleared	Floor 1	FL NFPA 101 13 Tactical	4.6.12.1 - Fire Alarm system tagged and free of trouble conditions
		<b>OK Cleared on 8/2/2017</b>	
Fail - Cleared	Floor 1	NFPA 72 07 Chapter 10 Inspection, Testing, and Maintenance	10.2.1.1 - Is the fire alarm system tagged and all system is normal?
		<b>OK Cleared on 8/2/2017</b>	


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.

**Company Representative:**

  
 Signature valid only in mobile-eyes documents  
 8/2/2017 10:20:51 AM

Jessica Mutter  
8/2/2017



Signature - COPIED SIGNATURE  
COPIED SIGNATURE - COPIED SI  
Leonard Veight  
67895  
8/2/2017 10:20:51 AM  
Signature valid only in mobile-eyes documents

Inspector:

Leonard Veight  
8/2/2017



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

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

## Detail by Entity Name

Florida Not For Profit Corporation

ALPHA OMEGA FOUNDATION OF ZETA BETA TAU FRATERNITY, INC.

### Filing Information

**Document Number** 728040  
**FEI/EIN Number** 59-0817798  
**Date Filed** 11/16/1974  
**State** FL  
**Status** ACTIVE  
**Last Event** REINSTATEMENT  
**Event Date Filed** 03/30/2017

### Principal Address

12420 S.W. 89TH AVE.  
MIAMI, FL 33176

Changed: 03/30/2017

### Mailing Address

12420 S.W. 89TH AVE.  
MIAMI, FL 33176

Changed: 03/30/2017

### Registered Agent Name & Address

KUSHNER, BRIAN  
12420 S.W. 89TH AVE.  
MIAMI, FL 33176

Name Changed: 03/30/2017

### Officer/Director Detail

#### **Name & Address**

Title TR

KUSHNER, BRIAN  
 12420 S.W. 89TH AVE.  
 MIAMI, FL 33176

Title TR

LEVINSON, FRED  
 1925 LARGO RD.  
 JACKSONVILLE, FL 32207

#### Annual Reports

Report Year	Filed Date
2015	01/20/2015
2016	02/18/2016
2017	03/30/2017

#### Document Images

<a href="#">03/30/2017 -- Reinstatement</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2017 -- Admin. Diss. for Reg. Agent</a>	<a href="#">View image in PDF format</a>
<a href="#">10/27/2016 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">10/27/2016 -- Reg. Agent Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2016 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/25/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/01/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/03/2007 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/15/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



CFN 2013R0276517  
OR Bk 28573 Pgs 4601 - 4602; (2pgs)  
RECORDED 04/10/2013 11:29:31  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

This document was prepared by  
And recorded copies shall be sent to:  
Peter L. Kogan, Esq.  
Reed Smith LLP  
Reed Smith Centre  
225 Fifth Avenue  
Pittsburgh, PA 15222-2716

### ASSIGNMENT OF MORTGAGE AND OTHER DOCUMENTS

KNOW ALL MEN BY THESE PRESENTS that MUNB Loan Holdings LLC, a Delaware limited liability company, whose address is 1221 Brickell Avenue, Suite 1140, Miami, Florida 33131, hereinafter called Assignor, the owner and holder of the note, mortgage, and other documents hereinafter described, in consideration of ten dollars and other good and valuable considerations in hand paid by Gulf Coast Bank & Trust Co., whose address is 200 St. Charles Avenue, 3<sup>rd</sup> Floor, New Orleans, Louisiana 70130, hereinafter called Assignee, receipt whereof is hereby acknowledged, does hereby assign, sell, transfer and set over unto the said Assignee all of the Assignor's right, title and interest in and to the following (the "Assigned Documents") and the indebtedness and other obligations secured thereby:

- i. Mortgage dated as of August 14, 1998, and recorded October 6, 1998 in Official Records Book 18300, Page 2422 of the public records of Miami-Dade County, Florida (the "Dade Public Records"); which encumbers the real property described therein; and
- ii. Modification of Mortgage dated as of July 14, 2008, and recorded October 16, 2008 in Official Records Book 26612, Pages 0122-124 of Dade Public Records; and
- iii. Assignment of Mortgage and Other Documents dated as of January 6, 2010, and recorded January 15, 2010 in Official Records Book 27150, Pages 1771-1772 of Dade Public Records.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE, REPRESENTATION OR WARRANTY OF ANY KIND, except that the Assignor represents and warrants that (1) the Assignor is the owner and holder of the Assigned Documents; (2) the Assignor has full right, title and authority to transfer same; and (3) the Assignor has not heretofore assigned, sold or encumbered all of any part thereof.

US\_ACTIVE-109769343.1

## Gulf Coast Bank and Trust Company (FDIC # 32974)

Active Insured Since June 8, 1990

Data as of: May 9, 2017

Gulf Coast Bank and Trust Company is an active bank

<b>FDIC Certificate#:</b>	<b>32974</b>	<b>Established:</b>	June 8, 1990	<b>Corporate Website:</b>	<a href="http://www.gulfbank.com">http://www.gulfbank.com</a>
<b>Headquarters:</b>	200 St. Charles Avenue New Orleans, LA 70130 Orleans County	<b>Insured:</b>	June 8, 1990	<b>Consumer Assistance:</b>	<a href="https://www5.fdic.gov/starsmail/index.asp">https://www5.fdic.gov/starsmail/index.asp</a>
<b>Locations:</b>	30 domestic in 3 states, 0 in territories, and 0 in foreign locations	<b>Bank Charter Class:</b>	Non-member of the Federal Reserve System	<b>Contact the FDIC about:</b>	Gulf Coast Bank and Trust Company
		<b>Regulated By:</b>	Federal Deposit Insurance Corporation		

Locations	History	Identifications	Financials	Other Names / Websites
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Showing 1 to 25 of 30 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
572518	42	Gulf Coast Business Credit Loan Production Office	215 Celebration Place, Suite 300	Osceola	Celebration	FL	34747	Limited Service Loan Production Office	09/09/2015	
580405	44	Orlando Branch	215 Celebration Place, Suite 340	Osceola	Celebration	FL	34747	Full Service Brick and Mortar Office	06/29/2016	
535286	37	Gulf Coast Bank Mortgage Destin Loan Production Office	12889 Emerald Coast Parkway	Walton	Destin	FL	32550	Limited Service Loan Production Office	02/15/2010	
535825	38	Gulf Coast Bank Mortgage Fort Walton Beach Loan Production Office	348 Miracle Strip Pkwy Sw	Okaloosa	Fort Walton Beach	FL	32548	Limited Service Loan Production Office	07/16/2012	
453330	22	Perkins Branch	13906 Perkins Rd	East Baton Rouge	Baton Rouge	LA	70810	Full Service Brick and Mortar Office	09/07/2005	
466260	25	Old Goodwood Branch	7235 Jefferson Highway	East Baton Rouge	Baton Rouge	LA	70806	Full Service Brick and Mortar Office	03/15/2006	
468206	26	Gulf Coast Mortgage Baton Rouge Loan Production Office	4000 South Sherwood Forest Boulevard	East Baton Rouge	Baton Rouge	LA	70816	Limited Service Loan Production Office	03/05/2007	
361293	15	Civic Center Branch	8216 West Judge Perez Drive	St. Bernard	Chalmette	LA	70043	Full Service Brick and Mortar Office	09/16/2000	
466259	24	Business Center Branch	1801 East Judge Perez	St. Bernard	Chalmette	LA	70043	Full Service Brick and Mortar Office	03/17/2007	
453328	20	Covington Branch	1110 Highway 190	St. Tammany	Covington	LA	70433	Full Service Brick and Mortar Office	09/12/2005	
481024	29	Boston Branch	423 East Boston Street	St. Tammany	Covington	LA	70433	Full Service Brick and Mortar Office	08/27/2008	
277529	5	737 Terry Parkway Branch	737 Terry Pkwy	Jefferson	Gretna	LA	70056	Full Service Brick and Mortar Office	03/01/1937	06/22/1990
570213	41	Gretna Branch	201 Huey P Long Ave	Jefferson	Gretna	LA	70053	Full Service Brick and Mortar Office	09/08/2014	



CFN 2010R0029078  
DR Bk 27150 Pgs 1771 - 1772; (2pgs)  
RECORDED 01/15/2010 09:08:36  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

This document was prepared by  
And recorded copies shall be sent to:  
Robert Parkinson  
Vice President  
Mellon United National Bank  
1111 Brickell Avenue  
29th Floor  
Miami, FL 33131

**ASSIGNMENT OF MORTGAGE AND OTHER DOCUMENTS**

KNOW ALL MEN BY THESE PRESENTS that Mellon United National Bank, whose address is 1111 Brickell Avenue, Suite 3000, Miami, Florida 33131, hereinafter called Assignor, the owner and holder of the note, mortgage, and other documents hereinafter described, in consideration of ten dollars and other good and valuable considerations in hand paid by MUNB Loan Holdings LLC, a Delaware limited liability company, whose address is One Wall Street, 11th Floor, New York, New York 10286, hereinafter called Assignee, receipt whereof is hereby acknowledged, does hereby assign, sell, transfer and set over unto the said Assignee all of the Assignor's right, title and interest in and to the following (the "Assigned Documents") and the indebtedness and other obligations secured thereby:

- i. Mortgage Deed dated August 14, 1998, and recorded October 6, 1998, in Official Records Book 18300, at Page 2422, of the Public Records of Miami Dade County, Florida (the "Dade Public Records"); which encumbers the real property described therein; and
- ii. Modification of Mortgage dated July 14, 2008, and recorded October 16, 2008, in Official Records Book 26612, at Page 0122 of the Dade Public Records.

Solomon Freeman et al. 102947811\_1.doc

γ





CFN 20080844380  
 OR Bk 26612 Pgs 0122 - 124; (3pgs)  
 RECORDED 10/16/2008 12:04:54  
 INTANG TAX 28.25  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

This Modification of Mortgage prepared by:

Name: Lisa Bobotas, Esquire (EV)  
 Company: Cohen & Bobotas  
 Address: 1111 Brickell Avenue, 29th floor, Miami, FL 33131

**MODIFICATION OF MORTGAGE**

THIS MODIFICATION OF MORTGAGE dated July 14, 2008, is made and executed between ALPHA OMEGA FOUNDATION OF ZETA BETA TAU FRATERNITY, INC., a Florida not-for-profit corporation, whose address is 113 Almiria Avenue, Coral Gables, FL 33134 (referred to below as "Grantor") and Mellon United National Bank, whose address is 1111 Brickell Avenue, 30th floor, Miami, FL 33131-3128 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 14, 1998 (the "Mortgage") which has been recorded in Miami-Dade County, State of Florida, as follows:

mortgage dated August 14, 1998, executed by Grantor in favor of Lender, recorded October 6, 1998, in Official Records Book 18300, at Page 2422, of the Public Records of Miami-Dade County, Florida, securing a renewal and consolidation promissory note dated August 14, 1998, in the principal sum of \$75,000 having a current outstanding principal balance of \$55,852.60.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Miami-Dade County, State of Florida:

Lots 7, 8, 9, 22, 23 and 24, of Block 188, CORAL GABLES RIVIERA SECTION PART 6, according to the Plat thereof, recorded in Plat Book 20, at Page 79, of the Public Records of Miami-Dade County, Florida

The Real Property or its address is commonly known as 1530 Liguria Avenue, Coral Gables, FL 33146.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

INCREASE. The Mortgage secures a renewal and consolidation promissory note executed by LAWRENCE H. SOLOMON, JOHN E. KUSHNER, LEWIS B. FREEMAN, GENE GOMBERG and JACK WEINER (collectively, the "Initial Borrower") in favor of Lender, dated August 14, 1998, in the principal sum of \$75,000, renewed pursuant to mesne letter renewals, maturing July 14, 2008, which has a current outstanding principal balance of \$55,852.60 (the "Existing First Note"). The indebtedness secured by the Mortgage is being increased by \$14,126.19 (the "Existing Second Note") as evidenced by Promissory Note of even date herewith in the amount of \$69,978.79 given by LAWRENCE H. SOLOMON, LEWIS B. FREEMAN and GENE GOMBERG (collectively, the "Current Borrower") (the "Consolidation Note"). The Consolidation Note is secured by the Mortgage as a lien on the Property. To the extent permitted by law, the Consolidation Note is also a future advance under the Mortgage to the same extent and effect as though it were advanced on the date of the Mortgage and secured by such Mortgage from its inception. The Promissory Note, as that term is used in the Mortgage, shall hereafter refer to the Consolidation Note and all renewals and modifications thereof made from time to time.

APPLICABLE DOCUMENTARY STAMPS AND INTANGIBLE TAX ARE AFFIXED AS FOLLOWS:

(a) WITH RESPECT TO THE EXISTING FIRST NOTE IN THE PRINCIPAL SUM OF \$75,000 HAVING A CURRENT OUTSTANDING PRINCIPAL BALANCE OF \$55,852.60 (DESCRIBED ABOVE):

re: \$50,000.00, doc. stamps are affixed to the original \$50,000.00 note;  
 re: \$45,015.65, doc. stamps are affixed to the Mortgage (described above)  
 re: \$75,000.00, intangible tax is affixed to the Mortgage (described above)

(b) WITH RESPECT TO THE EXISTING SECOND NOTE IN THE PRINCIPAL SUM OF \$20,000.00 HAVING A CURRENT OUTSTANDING PRINCIPAL BALANCE OF \$14,126.19 (DESCRIBED ABOVE):

re: \$20,000.00, doc. stamps are affixed to the original \$20,000.00 note  
 re: \$14,126.19, intangible tax is affixed hereto

3 =

OFF. REC. 18300-2422

9 8K 4 9 0 5 7 8 1998 OCT 06 12:36

DOCSTAMP 1:17.00 INING 150.00  
HARVEY KUVIN, CLERK DADE COUNTY, FL

MORTGAGE DEED

THIS MORTGAGE DEED, executed and delivered as of August 14, 1998 by ALPHA OMEGA FOUNDATION OF ZETA BETA TAU FRATERNITY, INC., a Florida not-for-profit corporation, whose address is 1530 Liguria Avenue, Coral Gables, Florida (hereinafter called "Mortgagor"), to MELLON UNITED NATIONAL BANK, a national banking association, whose address is 1399 S.W. 1st Avenue, Miami, Florida 33130 (hereinafter called "Mortgagee"), which terms Mortgagor and Mortgagee, shall include all natural and artificial persons described as Mortgagor and Mortgagee, and shall be deemed to extend to, bind and benefit their respective heirs, executors, administrators, successors, legal representatives and assigns

WITNESSETH:

For divers good and valuable considerations, including the aggregate sum named in the promissory note (hereinafter called the "Note"), a description of which appears herein or a copy of which is annexed hereto, the Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Mortgagee all that certain real property which the Mortgagor now owns, situate in Florida and described more particularly in the schedule contained herein or annexed hereto, and all structures and improvements now and hereafter located thereon, the rents, issues and profits thereof, all furniture, furnishings, fixtures and equipment now located thereon, and also all gas and electric fixtures, heaters, air conditioning equipment, machinery, motors, bath tubs, sinks, water closets, water basins, pipes, faucets, and other plumbing and heating fixtures, refrigerator equipment, venetian blinds, which are now or may hereafter pertain to or be used with, in or on said premises, and which, even though they are detached or detachable, are and shall be deemed to be fixtures and acccessions to the freehold and a part of the realty, and all additions thereto and replacements thereof (which real property, improvements and personally are hereinafter collectively called the "Property").

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances, unto the Mortgagee in fee simple.

And the Mortgagor hereby covenants with the Mortgagee that the Mortgagor is indefeasibly seized of the Property in fee simple (or such lesser estate as may hereinafter be identified), that the Mortgagor has full power and lawful right to convey the Property in fee simple as aforesaid; that it shall be lawful for the Mortgagee at all times peaceably and quietly to enter upon, hold, occupy and enjoy the Property; that the Property is free from all encumbrances except as may herein be noted; that the Mortgagor will make such further assurances to perfect the fee simple title to the Property in the Mortgagee as may reasonably be required; and that the Mortgagor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, that if all of the payments set forth in the Note shall be paid and each and every stipulation, agreement, condition and covenant of the Note and of this mortgage shall be promptly performed, complied with and abided by, then this mortgage and the estate hereby created shall cease and be null and void.

And the Mortgagor does hereby covenant and agree with the Mortgagee as follows:

1. **Payment of the Note.** All and singular the principal and interest and other sums of money payable by virtue of the Note and this mortgage, or either, shall be paid promptly on the days, respectively, the same severally become due.
2. **Compliance with Terms of Note and mortgage.** Each and every stipulation, agreement, condition and covenant set forth in the Note and in this mortgage shall be performed, complied with and abided by.
3. **Payment of taxes, assessments and encumbrances.** The Mortgagor shall pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on the Property, whether prior or subordinate in lien, dignity and effect to the lien of this mortgage, each in accordance with its respective terms, conditions and requirements, and, if the same are not paid promptly, the Mortgagee may at any time, before or after delinquencies, pay the same without waiving or affecting the option to foreclose or any right hereunder, and every payment so made shall become part of the indebtedness secured by this mortgage and shall bear interest from the date of expenditure by the Mortgagee at the maximum rate of interest permitted by law, until paid. All such funds, together with accrued interest, shall be paid to Mortgagee on demand.
4. **Maintenance of insurance and application of proceeds.** The Mortgagor shall keep the buildings now or hereafter constituting a portion of the Property insured by standard fire and extended coverage policy or policies, in a sum equal to the highest insurable value, issued by a company or companies approved by the Mortgagee, such policy or policies to be held by and be payable to the Mortgagee, and in the event any sum of money becomes payable under such policy or policies, the Mortgagee shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit the Mortgagor to receive and use it or any part thereof for other purposes, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage, and if the Mortgagor shall fail to cause such insurance to be carried and paid for, the Mortgagee may place and pay for such insurance on any part thereof without waiving or affecting the option to foreclose or any right hereunder, and each and every such payment shall bear interest from date thereof at the maximum rate of interest permitted by law.

This Instrument was prepared by Lewis R. Cohen, Esq. (LRC/mm)

LEWIS R. COHEN, P.A., 1399 S.W. FIRST AVENUE, MIAMI, FLORIDA 33130 • TEL. (305) 376-2424

This Instrument was prepared by:  
**CRAIG A. ZIMMETT, ATTORNEY**  
**ZIMMETT & ZIMMETT, P.A.**  
Dadeland Towers, Suite 308  
9200 So. Dadeland Boulevard  
Miami, Florida 33156-2703



**CFN 2012R0493539**  
OR Bk 28186 Pgs 3863 - 3870; (8pgs)  
RECORDED 07/13/2012 11:23:55  
MTG DOC TAX 122.50  
INTANG TAX 70.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**MORTGAGE**

**THIS MORTGAGE DEED** executed this 9<sup>th</sup> day of July, 2012, from **ALPHA OMEGA FOUNDATION OF ZETA BETA TAU FRATERNITY, INC.**, a Florida not-for-profit corporation "Mortgagor" to **NATIONAL PERMANENT ENDOWMENT FUND**, a New York non-profit corporation, "Mortgagee", whose post office address is: c/o Zeta Beta Tau National Headquarters, 3905 Vincennes Road, Suite 100, Indianapolis, IN 46268, Attention: Matthew Tobe, N.P.E.F. Administrator,

**WITNESSETH:**

That for divers good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the Mortgagor does grant, bargain, sell, alien, remise, release, convey and confirm unto the Mortgagee, in fee simple, all of that certain tract of land of which the Mortgagor is now seized and possessed and in actual possession, situate in Miami-Dade County, Florida, described as follows, to-wit:

Lots 7, 8, 9, 22, 23 and 24, of Block 188, **CORAL GABLES RIVIERA SECTION PART 6**, according to the Plat thereof, as recorded in Plat Book 20, at Page 79, of the Public Records of Miami-Dade County, Florida.

Together with all and singular the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining, and also all buildings, structures, additions and improvements, now or at any time hereafter erected thereon, together with and including all of the boilers machines, heating plant, air-conditioning, lighting plant and all plumbing apparatus, fixtures, power machinery, plant or plants for running and operation of passenger or other elevators, including passenger and other elevators, venetian blinds, refrigerators, ranges, awnings and shutters, now in or hereafter located in the building upon said land, and all other machinery, appliances and apparatus now or hereafter placed on said premises, either in renewal or replacement of fixtures, machinery, appliances and appurtenances originally installed on said premises, in connection with the completion thereof or in addition thereto, which may hereafter be placed upon the above described land, which said fixtures, machinery appliances and appurtenances the Mortgagor warrants shall be free from any encumbrances, retention of title or other claims in favor of any other person and that this deed shall be a first lien thereon.

Page 1 of 8

BUSINESS INFORMATION  
CONNIE LAWSON  
INDIANA SECRETARY OF STATE  
05/16/2017 06:24 PM

**Business Details**

Business Name: **ZETA BETA TAU FOUNDATION, INC.** Business ID: **1995051028**  
Entity Type: **Foreign Nonprofit Corporation** Business Status: **Withdrawn**  
Creation Date: **05/16/1995** Inactive Date: **05/30/2008**  
Principal Office Address: **3905 VINCENNES RD STE #300,  
INDIANAPOLIS, IN, 46268, USA** Expiration Date: **Perpetual**  
Domicile State: **New York** Business Entity Report Due  
Date: **05/31/2009**  
Original Formation Date: **02/09/1950** Years Due: **2009/2010, 2011/2012,  
2013/2014, 2015/2016**

**Principal Information**

Title	Name	Address
Other	FARON A. LEWITT	9687 Meeting St, Fishers, IN, 46038, USA
President	JAMES B. DROTMAN	1222 Legacy Court, Canton, MI, 48187 - 5828, USA
Treasurer	Craig J Wild	20 Crossways Park North, Woodbury, NY, 11797, USA

**Registered Agent Information**

Type: **Individual**  
Name: **FARON A. LEWITT**  
Address: **3905 Vincennes Rd. #300, INDIANAPOLIS, IN, 46268 - 0000, USA**



CFN 2014R0177648  
DR Bk 29062 Pgs 1967 - 1973; (7pgs)  
RECORDED 03/11/2014 12:21:45  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:

Judd Goldberg  
Associate General Counsel  
University of Miami  
1320 S. Dixie Highway, Suite 1250  
Coral Gables, Florida 33146

*This space is reserved for recording information*

**NOTICE OF CLAIM OF INTEREST**

UNIVERSITY OF MIAMI, a Florida corporation not for profit, hereby files for record this notice ('Notice') for the purpose of preserving all of its rights, claims, reservations and interests in and to certain land, all as more particularly set forth below:

1. Claimant.

The name and address of the entity claiming an interest in the "Land" (as hereafter defined) is as follows:

University of Miami  
1252 Memorial Drive  
Coral Gables, FL 33146

2. Person Filing Claim.

The name, title and address of the person filing this Notice of Claim on behalf of Claimant are:

Larry D. Marbert  
Vice President for Real Estate and Facilities  
University of Miami  
1535 Levante Avenue  
Coral Gables, FL 33146

The Land.

The property in which the Claimant claims an interest is legally described on Exhibit A attached hereto and made a part hereof by reference (the "Land").

3. Name and Address of the Land Owner.

The name and post office address of the person or entity in whose name the Land

MIAMI:579861.3

7



CFN 20070972015  
 OR Bk 25968 Pgs 4593 - 4609; (17pgs)  
 RECORDED 10/03/2007 14:25:00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

**DECLARATION OF RESTRICTIVE COVENANTS**

*KNOW ALL MEN BY THESE PRESENTS*, that the undersigned, University of Miami, a Florida non-profit corporation (hereinafter the "University") hereby makes, declares, and imposes on the land herein described, the covenants running with the title to the land, which shall be binding on the University, its heirs, successors, and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under it;

*WHEREAS*, University holds the fee simple title to the lands in the City of Coral Gables, Florida, described below, (hereinafter called the "PROPERTY"):

All those lots, pieces or parcels of land situate, lying and being in Sections 19 and 30, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida owned by the University of Miami, a Florida Corporation, Not for Profit, lying within the area being generally described by metes and bounds as follows, viz.:

BEGIN at the Point of Intersection of the Northwestern Right of Way line of Ponce de Leon Boulevard (University Concourse/Ron Fraser Way) with the Easterly Right of Way Line of Red Road (S.W. 57<sup>th</sup> Avenue); thence Northerly along said Easterly Right of Way line of Red Road to a Point of Intersection with the Southerly Right of Way Line of Avenue Mataro; thence Easterly along said Southerly Right of Way line of Avenue Mataro and its Easterly extension thereof to a Point of Intersection with the Easterly Right of Way line of San Amaro Drive (Hurricane Drive); thence Northerly, Northeasterly, Northerly and Northeasterly along said Easterly Right of Way line of San Amaro Drive to a Point of Intersection with the Southerly Right of Way line of Avenue Campo Sano; thence Southeasterly, Easterly and Northeasterly along said Southerly Right of Way of Avenue Campo Sano to a Point of Intersection with the Northeasterly line of the "Avenue Pisano Extension" as described in that certain Easement Deed as recorded in Official Records Book 9798 at Page 199 of the Public Records of Dade County (now Miami-Dade County), Florida; thence Southeasterly along said Northeasterly line of the "Avenue Pisano Extension" to a Point of Intersection with the Northwestern Right of Way line of University Drive; thence Southwesterly along said Northwestern Right of Way line of University Drive to a Point of Intersection with the Southwesterly Right of Way line of Avenue Pisano (as platted); thence Southeasterly along said Southwesterly Right of Way line of Avenue Pisano to a Point of Intersection with the Southwesterly Right of Way line of Granada Boulevard; thence Southeasterly along said Southwesterly Right of Way line of Granada Boulevard to a Point of Intersection with said Northwestern Right of Way line of Ponce de Leon Boulevard; thence Southwesterly along said Northwestern Right of Way line of Ponce de Leon Boulevard to the Point of Intersection with said Easterly Right of Way line of Red Road (S.W. 57<sup>th</sup> Avenue) and the POINT OF BEGINNING.

With all of the real properties as contained within the above described UMCAD District having such location, size, shape, bearings, distances, buttings and boundings as reference to the underlying plats, deeds and other instruments of record filed with the Clerk of the Circuit Court in the Public Records of Miami-Dade County, Florida will at large more fully appear.

WHEREAS, pursuant to Ordinance No. 2007-16, passed and adopted by the Coral Gables City Commission on March 27, 2007, the City of Coral Gables (hereinafter, the "City") approved the following amendments to the University of Miami Campus Master Plan:

- H1. Retain the Jerry Herman Theatre Complex.
- H2. Renovation and Expansion of the Norman A. Whitten University Center, Demolition of Charles A. Gauthier Hall "Rathskeller", and a new Student Activity Center.

11



# DAVIS ENGINEERING

780 TAMIAMI CANAL ROAD – MIAMI, FLORIDA 33144

PHONE: 305-266-2566 FAX: 866-531-9599

E-mail: daviseng@att.net

September 19, 2016

City of Coral Gables  
Building Department.  
Coral Gables, FI 33134

RE: 40 year certification  
Zeta Beta Tau Fraternity C/O Alpha Omega Foundation  
1530 Liguria Ave.  
Coral Gables, FI  
Folio number : 03-4130-002-0992

Dear Building Official:

I, Jose Ramos, a Registered Architect, having been retained to perform a Building Certification for the above mentioned property, hereby attest that to the best of my knowledge, belief and professional judgment, the building is structurally safe for its use and present occupancy. The attached minimum Inspection Procedural Guidelines for Building Recertification were followed for the structural parts.

This document is being prepared to be submitted to the City of Coral Gables Building Department.

Should you have any questions or need additional information please do not hesitate to contact me.

Sincerely,

Jose Ramos  
Davis Engineering, Inc



# DAVIS ENGINEERING

780 TAMiami CANAL ROAD – MIAMI, FLORIDA 33144  
PHONE: 305-266-2566 FAX: 866-531-9599  
E-mail: daviseng@att.net

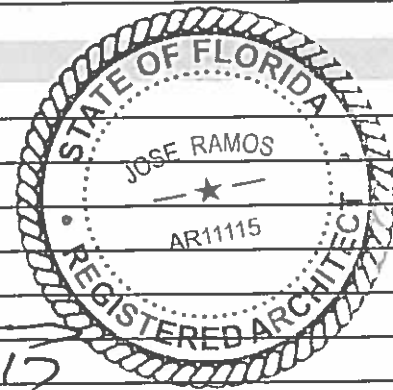
## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

### 1. DESCRIPTION OF STRUCTURE

a. Name on title:	<b>ZETA BETA TAU FRATERNITY ALPHA OMEGA FOUNDATION</b>
b. Street address	<b>1530 Liguria Ave Coral Gables FL 33146</b>
c. Legal description:	
d. Owner's name:	<b>ZETA BETA TAU FRATERNITY ALPHA OMEGA FOUNDATION</b>
e. Owner's mailing address:	<b>1530 Liguria Ave Coral Gables FL 33146</b>
f. Building official folio number:	<b>30-4130-002-0992</b>
g. Building Code occupancy classification:	<b>R-2</b>
h. Present use:	<b>Residential</b>
i. General description, type of construction, size, number of stories, and special features:	<b>9.712 sf, two story building and one story utility.</b>
j. Additions to original structure:	<b>NONE</b>

### 2. PRESENT CONDITION OF STRUCTURE

a. General alignment (Good, Fair, Poor - Explain if significant).	
1. Bulging:	<b>Good</b>
2. Settlement:	<b>Good</b>
3. Defections:	<b>Good</b>
4. Expansion:	<b>Good</b>
5. Contraction:	<b>Good</b>
b. Portion showing distress - Note beams, columns, structural walls, floors, roofs, other.	
c. Surface Conditions - Describe general conditions of finishes, noting cracking, spalling, signs of moisture penetration and stains.	<b>Good.</b>
d. Cracks - Note location in significant members. Identify crack size as HAIRLINE if barely dissemble; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE	





If over 2 mm.
e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of Metals; rot or borer attack in wood. <b>None</b>
f. Previous patching or repairs:
g. Nature of present loading - Indicate residential, commercial, other estimate magnitude: <b>Residential</b>

### 3. INSPECTIONS

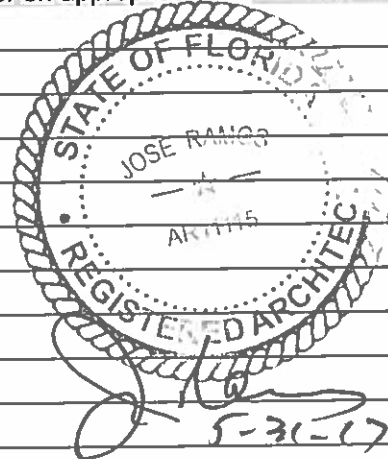
a. Date of notice of required inspection: <b>September 15, 2016</b>
b. Date(s) of actual inspection: <b>September 19, 2016</b>
c. Name and qualification of individual performing inspection: <b>Jose Ramos AR11115</b>
Name and qualification of individual submitting inspection report: <b>Jose Ramos AR11115</b>
d. Description of any laboratory or other formal testing, if required, rather than manual or visual Procedures:
e. Structural repair - Note appropriate line:
1. None required <b>XX</b>
2. Required (describe and indicate acceptance): <b>Roof needs replacement damaged roof joists need replacement.</b>

### 4. SUPPORTING DATA

a. -----	sheet written data
b. -----	photographs
c. -----	drawings or sketches

### 5. MASONRY BEARING WALL - Indicate Good, Fair, Poor on appropriate line.

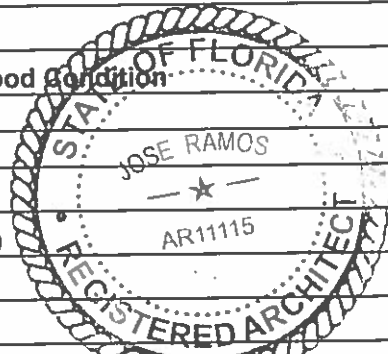
a. Concrete masonry units	<b>Good</b>
b. Clay tile or terracota units	
c. Reinforced concrete tie columns	<b>Good</b>
d. Reinforced concrete tie beams	<b>Good</b>
e. Lintel	
f. Other type bond beams	
g. Masonry finishes - exterior	
1. Stucco	<b>Good</b>
2. Veneer	
3. Paint only	<b>Good</b>



4. Other (describe)
h. Masonry finishes – interior:
1. Vapor barrier
2. Furring and plaster <b>XX Fair</b>
3. Paneling
4. Paint only <b>Good</b>
5. Other (describe)
i. Cracks:
1. Location - note beams, columns, other <b>None</b>
2. Description
j. Spalling: <b>None</b>
1. Location - note beams, columns, other
2. Description
k. Rebar corrosion - check appropriate line:
1. None visible <b>X</b>
2. Minor - patching will suffice
3. Significant - but patching will suffice
4. Significant - structural repairs required
l. Samples chipped out for examination in spall areas:
1. No <b>X</b>
2. Yes - describe color texture, aggregate, general quality

**6. FLOOR AND ROOF SYSTEM**

a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition):
<b>Flat Concrete Tile gable roof. Good Condition</b>
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy
Equipment and condition of support: <b>None</b>
3. Note types of drains and scupper and condition: <b>Gutters Good Condition</b>
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
<b>Concrete Slab on Fill. Good Condition</b>
<b>Concrete Slab 2<sup>nd</sup> Floor. Good Condition</b>
c. Inspection - note exposed areas available for inspection, and where it was found necessary to
Open ceilings, etc. for inspection of typical framing members. <b>Exposed</b>



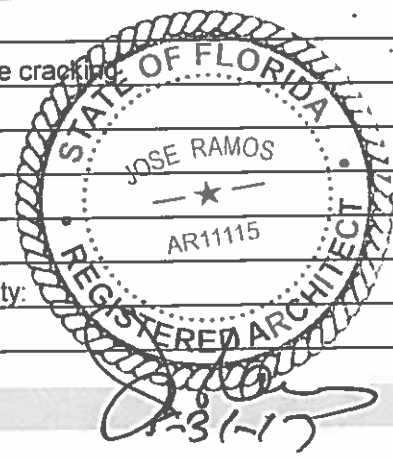
*J. Ramos*  
5-31-17

**7. STEEL FRAMING SYSTEM**

a. Description <b>N/A</b>
b. Exposed steel - describe condition of paint and degree of corrosion:
c. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was Removed for inspection
d. Elevator sheave beams and connections, and machine floor beams - note condition:

**8. CONCRETE FRAMING SYSTEM**

a. Full description of structural system <b>N/A</b>
b. Cracking
1. Not significant <b>XX</b>
2. Location and description of members affected and type cracking
c. General condition: <b>Fair</b>
d. Rebar corrosion - check appropriate line:
1. None visible <b>XX</b>
2. Location and description of members affected and type cracking
3. Significant but patching will suffice
4. Significant - structural repairs required (describe)
e. Samples chipped out in spall areas:
1. No
2. Yes - describe color, texture, aggregate, general quality:



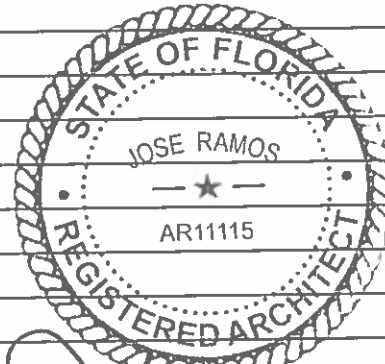
**9. WINDOWS**

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, Fixed, other) <b>Aluminum Single Hung. Good Condition</b>
b. Anchorage - type and condition of fasteners and latches: <b>Good</b>

c. Sealant - type and condition of perimeter sealant and at mullions: <b>Rubber gaskets</b>
d. Interior seals - type and condition at operable vents: <b>N/A</b>
e. General condition: <b>Good</b>

**10. WOOD FRAMING**

a. Type - fully describe if mill construction, light construction, major spans, trusses:
<b>Wood Rafters. Good Condition</b>
b. Note metal fitting i.e. angles, plates, bolts, split pintles, other and note condition:
<b>Good Condition</b>
c. Joints - note if well fitted and still closed:
<b>Good Condition</b>
d. Drainage - note accumulations of moisture:
<b>None</b>
e. Ventilation - note any concealed spaces not ventilated:
<b>None</b>
f. Note any concealed spaces opened for inspection:
<b>Attic</b>



*Jose Ramos*  
5-31-17

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS  
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

DATE: May 31<sup>st</sup>, 2017

Re: Folio No. 03-4130-002-0992

Property Address: Bldg. No.: Sq. Ft.: **Zeta Beta Tau Fraternity C/O Alpha Omega Foundation  
1530 Liguria Ave.  
Coral Gables, Fl**

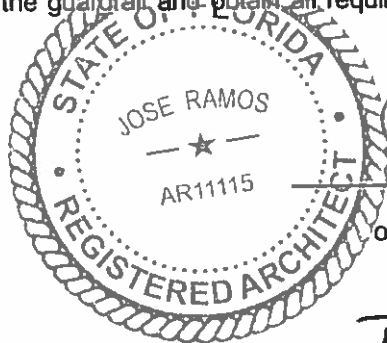
The undersigned states the following:


I am a Florida registered professional engineer or architect with an active license. On April 21<sup>st</sup>, 2017, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

**(XX)** The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.

The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.

The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are **not** protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.



  
Signature and Seal  
of Architect or Engineer

5-31-17

JOSE RAMOS

(Print Name)

2nd  
REPORT

## RLG Engineers

11295 SW 53 Terrace  
Miami, Florida 33165  
(305) 205-4271

September 7, 2017

City of Coral Gables  
Building & Zoning Dept.  
Miami, Florida

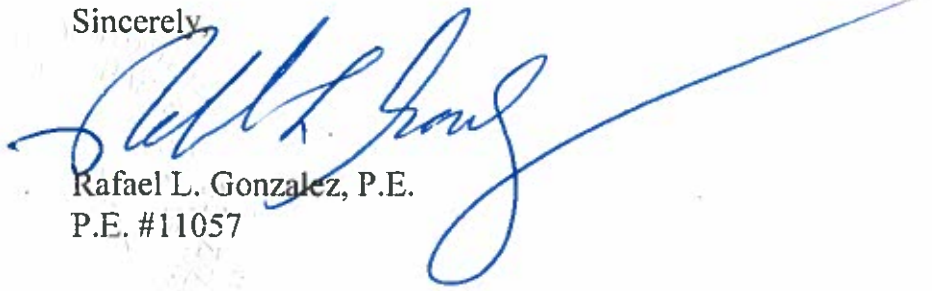
Re: 153° LIGURIA AVE CORAL GABLES, FI  
Folio No: 03-4130-002-0992

Gentlemen:

Attached please find the Electrical Re-certification performed by this office for the above referenced building. Electrical System is safe for its use and occupancy. Repairs have been made.

If you have any questions, please do not hesitate to contact us.

Sincerely,



Rafael L. Gonzalez, P.E.  
P.E. #11057

**City of Coral Gables**  
**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING**  
**ELECTRICAL RECERTIFICATION**

INSPECTION COMMENCED

INSPECTION MADE BY: RLG Engineers

Date: 9-19-16

SIGNATURE: 

INSPECTION COMPLETED

Date: 9-6-17

PRINT NAME: Rafael L. Gonzalez P.E.

TITLE: Professional Eng. 11057

ADDRESS: 11295 SW 53<sup>rd</sup> Terr.

Miami, Fl 33165

**1. DESCRIPTION OF STRUCTURE:**

- a. NAME OF TITLE: ZETA BETA TAU FRATERNITY C/O ALPHA OMEGA FOUNDATION
- b. STREET ADDRESS: 1530 LIGURIA AVE, CORAL GABLES, FL
- c. LEGAL DESCRIPTION: \_\_\_\_\_
- d. FOLIO NUMBER: 03-4130-002-0992
- e. OWNER'S NAME: ZETA BETA TAU FRATERNITY C/O ALPHA OMEGA FOUNDATION
- f. OWNER'S MAILING ADDRESS: 1530 LIGURIA AVE CORAL GABLES, FL 33146
- h. PRESENT USE: FRATERNITY HOUSE
- i. GENERAL DESCRIPTION, TYPE OF CONSTRUCTION, SIZE, NUMBER OF STORIES, AND SPECIAL FEATURES. ALSO ADDITIONAL COMMENT.  
2-STORY CBS 9,712SF (ADJUSTED )

**FORTY (40) YEAR STRUCTURES**

**1. ELECTRICAL SERVICE:**

- a. SIZE: AMPERAGE ( 400 ); FUSES ( ); BREAKER (X)
- b. PHASE: THREE PHASE ( ) SINGLE PHASE ( X )
- c. CONDITION: GOOD (X); FAIR ( ); NEED REPAIR ( )
- d. COMMENTS: \_\_\_\_\_

**2. METER AND ELECTRICAL ROOMS:**


- a. CLEARANCES: GOOD (x); FAIR ( ); CORRECTION REQ ( )
- COMMENTS: \_\_\_\_\_

**3. GUTTERS:**

- a. LOCATION: @ ELECT. ROOM  
GOOD (X); REQUIRES REPAIR ( )
- b. Taps and Fills: @ ELECT. ROOM  
GOOD (X); REQUIRES REPAIR ( )
- c. COMMENTS: \_\_\_\_\_

**4. ELECTRICAL PANELS:**

- a. PANEL # ( B ): GOOD (X); REQUIRES REPAIR ( )  
LOCATION: MAIN ELECT. ROOM \_\_\_\_\_
- b. PANEL # ( A ): GOOD (X); REQUIRES REPAIR ( )  
LOCATION: ELECT. CLOSET \_\_\_\_\_
- c. PANEL # ( 1 ): GOOD (X); REQUIRES REPAIR ( )  
LOCATION: 1<sup>ST</sup> FL. CORRIDOR \_\_\_\_\_
- d. PANEL # ( 2 ): GOOD (X ); REQUIRES REPAIR ( )  
LOCATION: 2<sup>ND</sup> FL. CORRIDOR \_\_\_\_\_
- e. PANEL # ( ): GOOD ( ); REQUIRES REPAIR ( )  
LOCATION: \_\_\_\_\_
- f. COMMENTS: \_\_\_\_\_

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
PUBLIC WORKS DEPARTMENT  
ID: 11111  
  
9/7/17



**ELECTRICAL**  
**PAGE 2**

**5. BRANCH CIRCUITS:**

- a. **IDENTIFIED: YES (X); MUST BE IDENTIFIED ( )**
- b. **CONDUCTORS: GOOD (X); DE TERIORATED ( ); REPLACE ( )**
- c. **COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_

**6. GROUNDING OF SERVICE:      **GOOD (X); REQUIRES REPAIR ( )****

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_

**7. GROUNDING OF EQUIPMENT:      **GOOD (X); REQUIRES REPAIR ( )****

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_

**8. SERVICE CONDUITS/ RACEWAYS:      **GOOD (X); REQUIRES REPAIR ( )****

**CONDITION:** \_\_\_\_\_  
**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_

**9. SERVICE CONDUCTORS & CABLES:      **GOOD (X); REQUIRES REPAIR ( )****

**CONDITION:** \_\_\_\_\_  
**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_

**10. TYPES OF WIRING METHODS:**

<b>CONDUIT RACEWAYS:</b>		<b>GOOD (X); REQUIRES REPAIR ( )</b>
<b>CONDUIT; PVC:</b>	<b>N/A</b>	<b>GOOD ( ); REQUIRES REPAIR ( )</b>
<b>NM CABLE:</b>	<b>N/A</b>	<b>GOOD ( ); REQUIRES REPAIR ( )</b>
<b>BX CABLE:</b>	<b>N/A</b>	<b>GOOD ( ); REQUIRES REPAIR ( )</b>

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**ELECTRICAL**  
**PAGE 3**

11. **FEEDER CONDUCTORS:**      **GOOD (X); REQUIRES REPAIR ( )**

CONDITION: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_  
\_\_\_\_\_

12. **EMERGENCY LIGHTING:**      **GOOD (x); REQUIRES REPAIR ( )**

COMMENTS: \_\_\_\_\_

13. **BLDG. EGRESS ILLUMINATION:**      **GOOD (X); REQUIRES REPAIR ( )**

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_

14. **FIRE ALARM SYSTEM:**      **GOOD ( X); REQUIRES REPAIR ( )**

COMMENTS: \_\_\_\_\_

15. **SMOKE DETECTORS :**      **GOOD ( X); REQUIRES REPAIR ( )**

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_

16. **EXIT LIGHTS:**      **GOOD (x); REQUIRES REPAIR ( )**

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_

17. **EMERGENCY GENERATOR:**      **GOOD ( ); REQUIRES REPAIR ( )**

COMMENTS:   N/A    
\_\_\_\_\_  
\_\_\_\_\_

18. **WIRING IN OPEN OR UNDERCOVER PARKING, GARAGE AREAS:**

Required Additional:  
**GOOD (x)    ILLUMINATION ( )**

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_



**ELECTRICAL**  
**PAGE 4**

19. **OPEN OR UNDERCOVER PARKING**  
**GARAGE AREAS AND EGRESS**  
**ILLUMINATION:**           **GOOD (x ); ADD'L ILLUMINATION REQ ( )**

**COMMENTS:** parking lighting corrected

---

20. **SWIMMING POOL WIRING:**       **GOOD ( ); REQUIRES REPAIR ( )**

**COMMENTS:** N/A

---

21. **WIRING TO MECHANICAL EQUIPMENT:** **GOOD ( X ); REQUIRES REPAIR ( )**

**COMMENTS:** A/C

---

22. **GENERAL ADDITIONAL COMMENTS:**

REGARD, L. GOMZ  
No. 11037  


**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION  
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

Date: September 7, 2017

Re: Property Address: 1530 Liguria Ave. Coral Gables, Fl  
Folio No.03-4130-002-0992

Building Description: Fraternity House

The undersigned states the following:

1. I am a Florida registered professional engineer with an active license.
2. On **September 6**, at **9:00 pm**, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum **8.6** foot candle per SF, Minimum **1.1** foot candle per SF,  
Minimum to Maximum ratio: **1:0.128** foot candle **3.8** average per SF
4. The level of illumination provided in the parking lot(s) meets the minimum standards for the occupancy classification of the building as established in Section **8C-3** of the Code of Miami-Dade Count

  
Signature

Rafael L. Gonzalez, P.E. # 11057  
Print Name

Seal of Architect or Engineer Executing the  
Certification Must Be Affixed in the Above Space

# **RLG Engineers**

---

11295 SW 53 Terrace  
Miami, Florida 33165  
(305) 205-4271

September 20, 2016

City of Coral Gables  
Building & Zoning Dept.  
Miami, Florida

Re: 153° LIGURIA AVE CORAL GABLES, FI  
Folio No: 03-4130-002-0992

Gentlemen:

Attached please find the Electrical Re-certification performed by this office for the above referenced building. Electrical System is safe for its use and occupancy. Additional parking lighting is required.

If you have any questions, please do not hesitate to contact us.

Sincerely,

  
Rafael L. Gonzalez, P.E.  
P.E. #11057

5/31/17

**City of Coral Gables**  
**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING**  
**ELECTRICAL RECERTIFICATION**

INSPECTION COMMENCED

INSPECTION MADE BY: RLG Engineers

Date: 9-19-16

SIGNATURE: 

INSPECTION COMPLETED

Date: 9-19-16

PRINT NAME: Rafael L. Gonzalez, P.E.

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2-STORY CBS 9,712SF (ADJUSTED )

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- d. COMMENTS: \_\_\_\_\_

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- COMMENTS: \_\_\_\_\_

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GOOD (X); REQUIRES REPAIR ( )
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- e. PANEL # ( ): GOOD ( ) ; REQUIRES REPAIR ( )  
LOCATION: \_\_\_\_\_
- f. COMMENTS: \_\_\_\_\_



**ELECTRICAL  
PAGE 2**

**5. BRANCH CIRCUITS:**

- a. **IDENTIFIED: YES (X); MUST BE IDENTIFIED ( )**
- b. **CONDUCTORS: GOOD (X); DE TERIORATED ( ); REPLACE ( )**
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\_\_\_\_\_

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**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_

**7. GROUNDING OF EQUIPMENT:      **GOOD (X); REQUIRES REPAIR ( )****

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_

**8. SERVICE CONDUITS/ RACEWAYS:      **GOOD (X); REQUIRES REPAIR ( )****

**CONDITION:** \_\_\_\_\_  
**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_

**9. SERVICE CONDUCTORS & CABLES:      **GOOD (X); REQUIRES REPAIR ( )****

**CONDITION:** \_\_\_\_\_  
**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_

**10. TYPES OF WIRING METHODS:**

<b>CONDUIT RACEWAYS:</b>		<b>GOOD (X); REQUIRES REPAIR ( )</b>
<b>CONDUIT; PVC:</b>	<b>N/A</b>	<b>GOOD ( ); REQUIRES REPAIR ( )</b>
<b>NM CABLE:</b>	<b>N/A</b>	<b>GOOD ( ); REQUIRES REPAIR ( )</b>
<b>BX CABLE:</b>	<b>N/A</b>	<b>GOOD ( ); REQUIRES REPAIR ( )</b>

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
A circular professional seal for Gonzales, with a signature and the date 5/31/11 written over it.



**ELECTRICAL  
PAGE 3**

11. **FEEDER CONDUCTORS:**      **GOOD (X); REQUIRES REPAIR ( )**

**CONDITION:** \_\_\_\_\_  
**COMMENTS:** \_\_\_\_\_

12. **EMERGENCY LIGHTING:**      **GOOD (x); REQUIRES REPAIR ( )**

**COMMENTS:** \_\_\_\_\_

13. **BLDG. EGRESS ILLUMINATION:**      **GOOD (X); REQUIRES REPAIR ( )**

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**COMMENTS:** \_\_\_\_\_

15. **SMOKE DETECTORS:**      **GOOD ( X); REQUIRES REPAIR ( )**

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**COMMENTS:** \_\_\_\_\_

17. **EMERGENCY GENERATOR:**      **GOOD ( ) ; REQUIRES REPAIR ( )**

**COMMENTS:**      N/A   \_\_\_\_\_

18. **WIRING IN OPEN OR UNDERCOVER PARKING, GARAGE AREAS:**

**Required Additional:**  
**GOOD (x)    ILLUMINATION ( )**

**COMMENTS:** \_\_\_\_\_



ELECTRICAL  
PAGE 4

19. OPEN OR UNDERCOVER PARKING  
GARAGE AREAS AND EGRESS

ILLUMINATION:           GOOD ( ); ADD'L ILLUMINATION REQ ( x )

COMMENTS: ADDITIONAL PARKING LIGHTING REQUIRED

20. SWIMMING POOL WIRING:       GOOD ( ); REQUIRES REPAIR ( )

COMMENTS: N/A

21. WIRING TO MECHANICAL EQUIPMENT: GOOD ( X ); REQUIRES REPAIR ( )

COMMENTS: A/C

22. GENERAL ADDITIONAL COMMENTS:

