



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 8/3/2017

Property Information	
Folio:	03-4120-017-1230
Property Address:	4225 PONCE DE LEON BLVD Coral Gables, FL 33146-1826
Owner	GABLES PARTNERS HOLDINGS LLC
Mailing Address	1430 S DIXIE HWY 201 CORAL GABLES, FL 33146 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG - OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	2,485 Sq Ft
Lot Size	5,000 Sq Ft
Year Built	1947



Assessment Information			
Year	2017	2016	2015
Land Value	\$850,000	\$850,000	\$700,000
Building Value	\$521,850	\$521,850	\$521,850
XF Value	\$0	\$0	\$0
Market Value	\$1,371,850	\$1,371,850	\$1,221,850
Assessed Value	\$1,371,850	\$1,327,188	\$1,206,535

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction		\$44,662	\$15,315

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

Short Legal Description
CORAL GABLES INDUSTRIAL SEC PB 28-22 LOTS 36 & 37 BLK 5 LOT SIZE 50,000 X 100 COC 24518-3767 05 2006 6

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,371,850	\$1,327,188	\$1,206,535
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,371,850	\$1,371,850	\$1,221,850
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,371,850	\$1,327,188	\$1,206,535
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,371,850	\$1,327,188	\$1,206,535

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/07/2017	\$3,500,000	30492-4376	Qual by exam of deed
05/01/2006	\$2,500,000	24518-3767	Other disqualified
06/01/2005	\$1,500,000	23508-1309	Sales which are qualified
09/01/1998	\$290,000	18308-4222	Other disqualified

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

Version

CITY'S

EXHIBIT 1

4225 Ponce de Leon Blvd

Owner

Gables Partners Holdings LLC
1430 S Dixie Hwy, Ste 201
Coral Gables, FL 33146-3127

Owner (Registered Agent)

Gables Partners Holdings LLC
c/o Oscar Vila
Registered Agent
201 Alhambra Cir, Ste 702
Coral Gables, FL 33134-5111

4225 PONCE DE LEON BOULEVARD





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Permits and Inspections: Search Results

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[New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-08-02-0474	02/11/2008	4225 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	RECOVER (2) DARK GREEN AWNINGS- \$2,000 {GARY BARSON (786-556-4975)}	final	03/07/2008	09/22/2009	0.00
CC-14-08-3118	08/19/2014	4225 PONCE DE LEON BLVD	CONCURRENCY INVOICE	CONCURRENCY IMPACT STATEMENT - (ALSO REF: 4311 PONCE DE LEON BLVD - FOLIO # 03-4120-017-1240)	final	08/19/2014	08/19/2014	0.00
CE-09-03-1707	02/11/2009	4225 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT1079 4-403 ZONING CODE (BOB) PRODUCTS STORED ON SIDE ON BLDG IN OPEN AREA	final	02/11/2009	03/09/2009	0.00
CE-09-03-1708	03/06/2009	4225 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT1079 (2) 4-403 ZONING CODE (BOB) PRODUCTS STORED ON SIDE OF BLDG IN OPEN AREA. WAS GOING TO ISSUE CIVIL CITATION BUT GAVE A BREAK AND CHANGED TO WARNING.	final	03/06/2009	03/09/2009	0.00
CE-14-07-4149	07/30/2014	4225 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT20583 34-112 CC (GRA) GRAFFITI EXISTS ON REAR WALL OF BUILDING IN ALLEY. REQUIRES REMOVAL.	final	07/30/2014	07/30/2014	0.00
CE-14-07-4157	07/30/2014	4225 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT20560 105-27 CC (OPA) FRONT WINDOWS NOT COVERED. COVER WINDOWS	final	07/30/2014	07/30/2014	0.00
CE-14-07-4159	07/30/2014	4225 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT20560 5-1902 (D1) ZC (SVB) SIGNAGE ON FRONT WINDOW. REQUIRES REMOVAL.	final	07/30/2014	07/30/2014	0.00
CE-14-07-4161	07/30/2014	4225 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT20561 34-21 CC (LOT) DEAD VEGETATION ON	final	07/30/2014	07/30/2014	0.00

CITY'S

EXHIBIT 2

CE-14-08-2681	08/12/2014	4225 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS DAILY RUNNING FINE	GROUND, OVERGROWN WEEDS AND TRASH EXISTS ON PROPERTY. REMOVE ALL TRASH AND DEAD VEGETATION ON PROPERTY AND R/W AND CUT WEEDS. T55003 34-112 CC (GRA) GRAFFITI STILL EXISTS ON BACK OF BUILDING. REQUIRES REMOVAL.	final	10/21/2014	10/21/2014	0.00
CE-14-08-2683	08/12/2014	4225 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS DAILY RUNNING FINE	XXX VOID XXX HEARING OFFICER - OLIVER LANGSTADT REDUCED TO \$0 [PAYMENT WAS COMBINED WITH T55003] T55004 5-1902 (D1) ZC (SVB) SIGNAGE ON FRONT DOOR REQUIRES REMOVAL.	canceled		10/10/2014	0.00
CE-14-08-3378	08/21/2014	4225 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT20560 FOLLOW UP: SIGNAGE STILL EXISTS	final	08/21/2014	08/21/2014	0.00
CE-14-08-3379	08/21/2014	4225 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT20583 FOLLOW UP: GRAFFITI STILL EXISTS	final	08/21/2014	08/21/2014	0.00
CE-14-08-3538	08/25/2014	4225 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT20560 FOLLOW UP: SIGNAGE STILL EXISTS	final	08/25/2014	08/25/2014	0.00
CE-14-08-3539	08/25/2014	4225 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT20583 FOLLOW UP: GRAFFITI STILL EXISTS	final	08/25/2014	08/25/2014	0.00
CE-15-03-4761	03/19/2015	4225 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/30/2015	03/30/2015	0.00
CE-16-12-6593	12/09/2016	4225 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/19/2016	12/19/2016	0.00
CE-17-02-0366	02/07/2017	4225 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/10/2017	02/10/2017	0.00
HI-14-03-3318	03/26/2014	4225 PONCE DE LEON BLVD	LETTER OF HISTORIC SIGNIFICANCE		final	03/26/2014	03/26/2014	0.00
HI-17-03-2790	03/29/2017	4225 PONCE DE LEON BLVD	LETTER OF HISTORIC SIGNIFICANCE		final	03/29/2017	03/29/2017	0.00
RC-17-08-1191	08/03/2017	4225 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1947) CONSTRUCTION REGULATION BOARD CASE #17-6363 AND UNSAFE STRUCTURES FEE	approved			980.63
ZN-08-03-0511	03/13/2008	4225	AWNING /	CANCELLED -	final	05/16/2008	09/22/2009	0.00

		PONCE DE LEON BLVD	CANOPY - RECOVER	RECOVER (2) DARK GREEN AWNINGS-\$2,000				
ZN-15-03-3649	03/02/2015	4225 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS BM 2154 70 VANILLA ICE CREAM (OFF WHITE/YELLOW) \$2000	final	03/03/2015	03/17/2015	0.00
ZV-12-01-6355	01/10/2012	4225 PONCE DE LEON BLVD	ZONING LETTER VERIFICATION	ZONING REQUEST VERIFICATION (C) COMMERCIAL DISTRICT LAND USE COMMERCIAL MID RISE 70 FEET, 3.0 F.A.R	final	01/10/2012	01/10/2012	0.00
ZV-16-05-6513	05/10/2016	4225 PONCE DE LEON BLVD	ZONING LETTER VERIFICATION	ZONING VERIFICATION LETTER	pending			0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-560-2448 (8am-5pm, M-F).



City of Coral Gables Fire Department

Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	Vacant	Inspection Date:	3/7/2017
Address:	4225 Ponce De Leon Boulevard	InspectionType:	Vacant
City:	Coral Gables	Inspected By:	Enrique Goll 305-460-5563
Suite:		Occ. Sq. Ft.:	2485


No violations noted at this time.

Company Representative:

VACANT

 Signature valid only in mobile-eyes documents

Inspector:

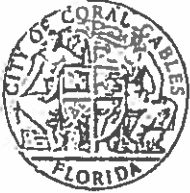
VACANT
 3/7/2017

 Signature valid only in mobile-eye documents

Enrique Goll
3/7/2017

CITY'S

EXHIBIT

3



The City of Coral Gables

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

4/25/2017

VIA CERTIFIED MAIL

7015 3010 0001 4601 3321

4225 PROP LLC
4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

RE: 4225 PONCE DE LEON BLVD, CORAL GABLES, FL
FOLIO # 341200171230
Recertification of Building 40 Years or Older

Gentlemen:

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 1947. 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. Submittal of the Report does not constitute recertification; it must be approved by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

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. Recertification will take place once a *revised* Report is 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, 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

Composite

EXHIBIT

4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.

Case No. 17-6363

Petitioner,

vs.

GABLES PARTNERS HOLDINGS LLC

Return receipt number:

1430 S. Dixie Highway, Suite 201

Coral Gables, Florida 33146-3127

91 7108 2133 3932 5922 8695

Respondent.

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

Date: August 31, 2017

Re: **4225 Ponce de Leon Boulevard**, Coral Gables, Florida 33146-1826, and legally described as Lots 36 & 37, Block 5, of CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4120-017-1230 ("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.

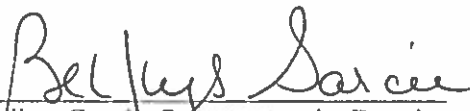
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on September 18, 2017, at 2:00 p.m.

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 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:

Gables Partners Holdings LLC, c/o Oscar Vila, 201 Alhambra Circle, Suite 702, Coral Gables, Florida 33134-5111



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6363

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 4225 PONCE DE LEON, ON 8-31-17
AT 9:35am BLVD.

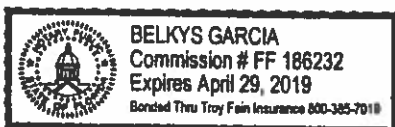
JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

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

My Commission Expires:



Belkys Garcia
Notary Public

4225 PONCE DE LEON BOULEVARD



This Instrument Prepared By:
Juan E. Rodriguez, Esquire
Salomon, Kanner, Damian & Rodriguez, P.A.
80 S.W. 8th Street, Suite 2550
Miami, Florida 33130

Folio No. 03-4120-017-1230

.....[Space Above This Line For Recording Data].....

WARRANTY DEED

This Warranty Deed, made this 7th day of April, 2017, between 4225 PROPERTIES LLC, a Florida limited liability company, whose mailing address is 133 Sevilla, Coral Gables, FL 33134, hereinafter called the Grantor, unto GABLES PARTNERS HOLDINGS LLC, a Florida limited liability company, whose mailing address is 1430 South Dixie Highway, Suite 201, Coral Gables, FL 33146, hereinafter called the Grantee.

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

Lots 36 and 37, Block 5, of REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

SUBJECT TO: Taxes for the year 2017 and subsequent years; Restrictions, Reservations, Limitations and Easements of Record; and all applicable zoning ordinances, without in any manner reimposing same.

To have and to hold in fee simple forever.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all parties whomsoever.

In Witness Whereof, the Grantor has caused these presents to be executed the day and year aforesaid.

Signed, Sealed and Delivered
in the Presence of:

[Signature]
Name: Juan E. Rodriguez
[Signature]
Name: Louis Vasquez

4225 PROPERTIES LLC,
a Florida limited liability company

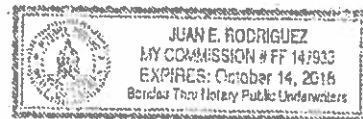
By: [Signature]
Name: Ruby Bacardi
Title: Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 7th day of April, 2017 by Ruby Bacardi, as Manager of 4225 PROPERTIES LLC, a Florida limited liability company, on behalf of the company. Said Ruby Bacardi is personally known to me and/or has produced _____ as identification.

[Signature]
Name: _____
Notary Public
(SEAL)

My Commission Expires:





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 Limited Liability Company
GABLES PARTNERS HOLDINGS LLC

Filing Information

Document Number	L17000016518
FEI/EIN Number	NONE
Date Filed	01/20/2017
Effective Date	01/20/2017
State	FL
Status	ACTIVE

Principal Address

1430 S DIXIE HIGHWAY
201
CORAL GABLES, FL 33146

Mailing Address

1430 S DIXIE HIGHWAY
201
CORAL GABLES, FL 33146

Registered Agent Name & Address

VILA, OSCAR
201 ALHAMBRA CIRCLE
702
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

BOSCHETTI, JOSE R
P O BOX 330967
MIAMI, FL 33233

Title MGR

BRILLEMBOURG, RENE
P O BOX 330967
MIAMI, FL 33233

Annual Reports

No Annual Reports Filed

Document Images

01/20/2017 -- Florida Limited Liability [View image in PDF format](#)