

Garcia, Adolfo

From: alp@alp-law.com
Sent: Thursday, August 15, 2019 7:38 PM
To: Ramos, Miriam; Suarez, Cristina; Garcia, Adolfo; Sheppard, Terri; Cutie, Ivonne
Subject: FW: Deutsche Bank Nat'l Trust Company as Trustee v. John A. Weller et al.; revised proposed CEB order - 5200 SW 88 St a/k/a 5200 N. Kendall Dr - re-sent to add correct attachment
Attachments: CEB Order 5200 SW 88 Street - CE287341 - multiple respondents - 8-21-19.docx
Importance: High

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find attached the correct attachment of the proposed order and the email to the parties below. I am waiting to hear whether any of the interested parties will agree, but the new owner and mortgagee have said, in the context of the injunction action, that they will agree to split the costs of compliance, so agreement from one or two of them is likely. One of the parties asked until 2:30 p.m. tomorrow, to get back to us.

Thanks!

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
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From: Alexander Palenzuela <alp@alp-law.com>
Date: Thursday, August 15, 2019 at 2:53 PM
To: Brandon Hechtman <bhechtman@wickersmith.com>, "Jonathan R. Rosenn" <jrosenn@ll-lawfirm.com>, Wendy Griffith <wgriffith@rasflaw.com>

Cc: Norman Holmes <nholmes@rasflaw.com>, "rjimenez@rasflaw.com" <rjimenez@rasflaw.com>

Subject: Re: Deutsche Bank Nat'l Trust Company as Trustee v. John A. Weller et al.; revised proposed CEB order - 5200 SW 88 St a/k/a 5200 N. Kendall Dr

Please find attached a revised order that includes language allowing the responsible parties to elect to demolish, instead of repair, the structures on the Property.

Thank you.

Very truly yours,

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From: Alexander Palenzuela <alp@alp-law.com>

Date: Thursday, August 15, 2019 at 10:47 AM

To: Brandon Hechtman <bhechtman@wickersmith.com>, "Jonathan R. Rosenn" <jrosenn@ll-lawfirm.com>, Wendy Griffith <wgriffith@rasflaw.com>

Cc: Norman Holmes <nholmes@rasflaw.com>, "rjimenez@rasflaw.com" <rjimenez@rasflaw.com>

Subject: Re: Deutsche Bank Nat'l Trust Company as Trustee v. John A. Weller et al.; counterclaim and cross-claim by City of Coral Gables vs. Deutsche Bank as Trustee and Select Portfolio Servicing, Inc. - 5200 SW 88 St a/k/a 5200 N. Kendall Dr

Please find attached a revised proposed order and a summons for the hearing on 8-21-19, at 8:30 a.m. I have revised the order to include paragraph 11 requiring the Respondents to cooperate.

Please advise no later than noon on Friday whether your client will agree to the order. The City will seek entry of the same order against any party who does not agree. Any party who agrees will not have to attend the hearing. Please let me know if you would prefer to attend the hearing and I will let the City know.

Thank you.

Very truly yours,

Alexander L. Palenzuela
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From: "Alexander L. Palenzuela" <alp@alp-law.com>

Date: Wednesday, August 7, 2019 at 6:12 PM

To: Brandon Hechtman <bhechtman@wickersmith.com>

Cc: "Jonathan R. Rosenn" <jrosenn@ll-lawfirm.com>, Norman Holmes <nholmes@rasflaw.com>, Wendy Griffith <wgriffith@rasflaw.com>, "rjimenez@rasflaw.com" <rjimenez@rasflaw.com>

Subject: Re: Deutsche Bank Nat'l Trust Company as Trustee v. John A. Weller et al.; counterclaim and cross-claim by City of Coral Gables vs. Deutsche Bank as Trustee and Select Portfolio Servicing, Inc. - 5200 SW 88 St a/k/a 5200 N. Kendall Dr

Dear Mr. Hechtman:

This will confirm that the City will grant to Mr. Ruffe the same extension to file a response to the City's claims to Mr. Ruffe as to Deutsche Bank as set forth in the email to Mr. Rosenn below.

Please advise regarding the proposed agreed CEB order no later than noon this Friday.

Thank you.

Very truly yours,

Alexander L. Palenzuela
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From: Alexander Palenzuela <alp@alp-law.com>

Date: Friday, August 2, 2019 at 4:35 PM

To: "Jonathan R. Rosenn" <jrosenn@ll-lawfirm.com>

Cc: Norman Holmes <nholmes@rasflaw.com>, Brandon Hechtman <bhechtman@wickersmith.com>, Wendy Griffith <wgriffith@rasflaw.com>, "rjimenez@rasflaw.com" <rjimenez@rasflaw.com>

Subject: Re: Deutsche Bank Nat'l Trust Company as Trustee v. John A. Weller et al.; counterclaim and cross-claim by City of Coral Gables vs. Deutsche Bank as Trustee and Select Portfolio Servicing, Inc. - 5200 SW 88 St a/k/a 5200 N. Kendall Dr

Dear Mr. Rosenn:

This will also confirm our agreement as set forth below.

Please find attached the terms of the proposed agreed CEB order and the text of the mail I net the parties to this case on 7-26-19. As we discussed, if the owner elects to demolish the property, the deadlines would be shortened to 15 days to apply for the demolition permits, 15 days to obtain them, and 15 days to pass final on the permits.

Please let me know you have any questions or concerns.

I am copying Wendy Griffith and her paralegal, Ms. Jimenez, both of whom took over this file from Mr. Holmes

Thank you.

Very truly yours,

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From: "Jonathan R. Rosenn" <jrosenn@ll-lawfirm.com>

Date: Friday, August 2, 2019 at 4:19 PM

To: Alexander Palenzuela <alp@alp-law.com>

Cc: Norman Holmes <nholmes@rasflaw.com>, Brandon Hechtman <bhechtman@wickersmith.com>

Subject: Deutsche Bank Nat'l Trust Company as Trustee v. John A. Weller et al.; counterclaim and cross-claim by City of Coral Gables vs. Deutsche Bank as Trustee and Select Portfolio Servicing, Inc.

Dear Mr. Palenzuela:

Thank you for taking my call earlier today. As I informed, my firm has been retained to represent Deutsche Bank Nat'l Trust Company as Trustee ("Deutsche Bank") and Select Portfolio Servicing, Inc. ("SPS") with respect to the counterclaim and cross-claim asserted by the City of Coral Gables seeking injunctive and declaratory relief regarding alleged code violations.

As discussed, this is to confirm our agreement that until further notice, neither Deutsche Bank nor SPS are required to respond to the counterclaim and cross-claim, and you will not seek a default against them for not responding, while we try to resolve this matter amicably. This is to further acknowledge our conversation that you spoke with counsel for the current record owner of the property, Mr. Steven Ruffe (copied on this e-mail), who informed that he will be speaking with his client about correcting any alleged code violations. In the meantime, I will communicate with my clients about the alleged code violations and potentially working with Mr. Ruffe and his counsel.

Finally, please send me the proposed agreed order with respect to the code enforcement board hearing that you referenced in our conversation. Thank you and have a nice weekend.

Regards,

Jonathan

Jonathan R. Rosenn
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