



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: October 15, 2018

CASE NO.: 17-6359

BUILDING ADDRESS: 760 VALENCIA AVENUE

FOLIO NUMBER: 03-4117-008-1880

OWNER: BILTMORE PARC HOMES LLC

USE: Multi-family

OF LIVING UNITS: 4

PENDING RECERTIFICATION: 2017

DESCRIPTION AND DEFECTS OF BUILDING: The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

| | |
|----------|---|
| 04/25/17 | Letter from the City advising Recertification is required |
| No Date | Return receipt signed by property owner or representative |
| 08/31/17 | Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt |
| 08/31/17 | Notice of Hearing posted on Structure |
| 09/14/17 | Notice of cancelled Hearing posted on Structure |
| 10/02/17 | Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt |
| 10/02/17 | Notice of Hearing posted on Structure |
| 09/18/17 | Board Hearing |
| 01/17/18 | Board's Order expired on January 16 th . \$250 daily fine commenced |
| 09/26/18 | Owner's representatives met with Suramy Cabrera, Manuel Lopez and Belkys Garcia regarding this matter. They were informed of the pending building recertification requirement, the running daily fine and that the Case will be re-scheduled to the Board for re-review |
| 09/27/18 | Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt |
| 09/27/18 | Notice of Hearing posted on Structure |
| 10/15/18 | Board Hearing |

TO DATE THE OWNER HAS NOT: Submitted a Recertification Report for the City's review.

DEPUTY BUILDING OFFICIAL'S RECOMMENDATION: **A.** Submit a Recertification Report prepared by a licensed Architect or Engineer within fifteen (15) days of the Board's Order Recertifying the structure. **B.**

If no compliance within the fifteen (15) days, the residents must vacate the building within fifteen (15) days and power to the building will be disconnected until compliance. C. The daily \$250 daily fine which commenced on January 17th to continue until compliance. The total fine amount can be mitigated with the owners once compliance is achieved and all applicable fees are paid.

PERMIT ACTIVITY: None



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 8/3/2017

| Property Information | |
|----------------------|---|
| Folio: | 03-4117-008-1880 |
| Property Address: | 760 VALENCIA AVE Coral Gables, FL 33134-5672 |
| Owner | BILTMORE PARC HOMES LLC |
| Mailing Address | 301 ALMERIA AVE 330 CORAL GABLES, FL 33134 USA |
| PA Primary Zone | 5002 HOTELS & MOTELS - GENERAL High Density |
| Primary Land Use | 0803 MULTIFAMILY 2-9 UNITS ; MULTIFAMILY 3 OR MORE UNITS |
| Beds / Baths / Half | 4 / 4 / 0 |
| Floors | 2 |
| Living Units | 4 |
| Actual Area | Sq Ft |
| Living Area | Sq Ft |
| Adjusted Area | 2,367 Sq Ft |
| Lot Size | 4,866 Sq Ft |
| Year Built | 1947 |



| Assessment Information | | | |
|------------------------|-----------|-----------|-----------|
| Year | 2017 | 2016 | 2015 |
| Land Value | \$535,260 | \$340,620 | \$316,290 |
| Building Value | \$134,507 | \$128,102 | \$115,292 |
| XF Value | \$0 | \$0 | \$0 |
| Market Value | \$669,767 | \$468,722 | \$431,582 |
| Assessed Value | \$426,949 | \$388,136 | \$352,851 |

| Benefits Information | | | | |
|----------------------|----------------------|-----------|----------|----------|
| Benefit | Type | 2017 | 2016 | 2015 |
| Non-Homestead Cap | Assessment Reduction | \$242,818 | \$80,586 | \$78,731 |

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

| Short Legal Description |
|---|
| 17 54 41 PB 20-28 CORAL GABLES BILTMORE SEC LOT 1 BLK 11 LOT SIZE 4866 SQ FT |

| Taxable Value Information | | | |
|---------------------------|-----------|-----------|-----------|
| | 2017 | 2016 | 2015 |
| County | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$426,949 | \$388,136 | \$352,851 |
| School Board | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$669,767 | \$468,722 | \$431,582 |
| City | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$426,949 | \$388,136 | \$352,851 |
| Regional | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$426,949 | \$388,136 | \$352,851 |

| Sales Information | | | |
|-------------------|-------------|--------------|--|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 01/09/2017 | \$964,800 | 30388-3753 | Not exposed to open-market atypical motivation |
| 03/01/2008 | \$1,500,000 | 26320-0332 | Other disqualified |
| 10/01/1983 | \$162,000 | 11954-1772 | Sales which are qualified |
| 09/01/1980 | \$147,000 | 10875-1719 | 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

760 Valencia Ave

| | |
|---|---|
| <p><u>Owner</u> Biltmore Parc Homes, LLC 301 Almeria Ave Coral Gables, FL 33134-5822</p> | <p><u>Owner (Registered Agent)</u> Biltmore Parc Homes, LLC c/o Daniel Fernandez Registered Agent 250 Catalonia Ave, Ste 600 Coral Gables, FL 33134-6727</p> |
| <p><u>Mortgagee</u> Biscayne Bank 2601 S Bayshore Dr, Ste 600 Coconut Grove, FL 33133-5419</p> | |

760 VALENCIA AVENUE





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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-16-09-5982 | 09/16/2016 | 760 VALENCIA AVE | BOA COMPLETE (LESS THAN \$75,000) | COMM* FINAL REVIEW FOR 5 UNITS***BILTMORE PARC HOMES* 15 NEW TOWNHOUSES (72,529 SQFT) HW/ CD/ TREES/ DEMO/ STYLE/ POSTED \$7,000,000 | issued | 09/22/2016 | | 0.00 |
| CE-08-02-0842 | 02/20/2008 | 760 VALENCIA AVE | CODE ENF WARNING PROCESS | WT77365 SEC 54-153 CC (DAY) TRASH OUT EARLY ISSUED 2/19/08 | final | 02/20/2008 | 02/20/2008 | 0.00 |
| CE-11-09-7370 | 09/30/2011 | 760 VALENCIA AVE | CODE ENF LIEN SEARCH | LIEN SEARCH | final | 10/04/2011 | 10/04/2011 | 0.00 |
| CE-16-12-7412 | 12/29/2016 | 760 VALENCIA AVE | CODE ENF LIEN SEARCH | LIEN SEARCH | final | 01/03/2017 | 01/03/2017 | 0.00 |
| DR-16-07-7125 | 07/20/2016 | 760 VALENCIA AVE | DEVELOPMENT REVIEW COMMITTEE | BILTMORE PARC HOMES DRC LEVEL 1 APPLICATION FOR TENTATIVE PLAT REVIEW AND DRC LEVEL 2 APPLICATION FOR PERMITTED USE NEW CONSTRUCTION OF 15 TOWNHOMES FOR THE PROPERTY LOCATED AT 760 VALENCIA AVE, 2605-2615 ANDERSON RD AND 731-743 ALMERIA AVE. | issued | 07/20/2016 | | 0.00 |
| RC-17-08-1220 | 08/03/2017 | 760 VALENCIA AVE | BUILDING RE CERTIFICATION | BUILDING RECERTIFICATION (1947) CONSTRUCTION REGULATION BOARD CASE #17-6359 AND UNSAFE STRUCTURES FEE | approved | | | 980.63 |

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

CITY'S

EXHIBIT

2

City of Coral Gables

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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-16-09-5982 | 09/16/2016 | 760 VALENCIA AVE | BOA COMPLETE (LESS THAN \$75,000) | COMMERCIAL *ALTHEA ROW* REV#1 (RESPONSE TO COMMENTS) *FINAL REVIEW FOR 5 UNITS***BILTMORE PARC HOMES* 15 NEW TOWNHOUSES (72,529 SQFT) HW/ CD/ TREES/ DEMO/ STYLE/ POSTED \$7,000,000 | issued | 09/22/2016 | | 0.00 |
| CE-08-02-0842 | 02/20/2008 | 760 VALENCIA AVE | CODE ENF WARNING PROCESS | WT77365 SEC 54- 153 CC (DAY) TRASH OUT EARLY ISSUED 2/19/08 | final | 02/20/2008 | 02/20/2008 | 0.00 |
| CE-11-09-7370 | 09/30/2011 | 760 VALENCIA AVE | CODE ENF LIEN SEARCH | LIEN SEARCH | final | 10/04/2011 | 10/04/2011 | 0.00 |
| CE-16-12-7412 | 12/29/2016 | 760 VALENCIA AVE | CODE ENF LIEN SEARCH | LIEN SEARCH | final | 01/03/2017 | 01/03/2017 | 0.00 |
| DR-16-07-7125 | 07/20/2016 | 760 VALENCIA AVE | DEVELOPMENT REVIEW COMMITTEE | BILTMORE PARC HOMES. DRC LEVEL 1 APPLICATION FOR TENTATIVE PLAT REVIEW AND DRC LEVEL 2 APPLICATION FOR PERMITTED USE NEW CONSTRUCTION OF 15 TOWNHOMES FOR THE PROPERTY LOCATED AT 760 VALENCIA AVE, 2605-2615 ANDERSON RD AND 731-743 ALMERIA AVE. | issued | 07/20/2016 | | 0.00 |
| RC-17-08-1220 | 08/03/2017 | 760 VALENCIA AVE | BLDG RECERT / CRB | BUILDING RECERTIFICATION (1947) CONSTRUCTION REGULATION BOARD CASE #17-6359 AND UNSAFE STRUCTURES FEE | approved | | | 1009.63 |



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: | 760 Valencia Ave. Apartments - 4 units | Inspection Date: | 8/15/2017 |
| Address: | 760 Valencia Avenue | InspectionType: | AA-Tactical, Apartment / Condo |
| City: | Coral Gables | Inspected By: | Leonard Veight 305-460-5577 lveight@coralgables.com |
| Suite: | | Occ. Sq. Ft.: | 0 |

No violations noted at this time.

Company Representative:

No Signature
8/15/2017
8/15/2017 2:56:06 PM
Signature valid only in mobile-eyes documents

Inspector:

No Signature
8/15/2017
Leonard Veight
8/15/2017 2:56:06 PM
Signature valid only in mobile-eyes documents

Leonard Veight
8/15/2017

CITY'S

EXHIBIT

3



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

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

| | | | |
|-----------------------|--|-------------------------|---|
| Occupant Name: | 760 Valencia Ave. Apartments - 4 units | Inspection Date: | 6/12/2018 |
| Address: | 760 Valencia Avenue Coral Gables | InspectionType: | AA-Tactical, Apartment / Condo |
| Suite: | | Inspected By: | Leonard Veight 305-460-5577 lveight@coralgables.com |
| | | Occ. Sq. Ft.: | 0 |
| | | Occupant Number: | 177252 |

No violations noted at this time.

No Signature
6/12/2018 9:11:55 AM

Company Representative:

Signature valid only in mobile-eyes documents

No Signature
6/12/2018
Leonard Veight
305-460-5577
6/12/2018 9:11:55 AM

Inspector:

Signature valid only in mobile-eyes documents

Leonard Veight
6/12/2018



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 1378 8504

BILTMORE PARC HOMES LLC
301 ALMERIA AVE 330
CORAL GABLES, FL 33134

RE: 760 VALENCIA AVE, CORAL GABLES, FL
FOLIO # 341170081880
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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BILTMORE PARC HOMES LLC
301 ALMERIA AVE 330
CORAL GABLES, FL 33134



9590 9403 0940 5223 8114 22

2. Article Number (Transfer from service label)

7015 3010 0001 1378 8604

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

2017 Receipt.

Domestic Return Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6359

vs.

BILTMORE PARC HOMES, LLC
301 Almeria Avenue
Coral Gables, Florida 33134-5822

Return receipt number:

91 7108 2133 3932 5922 8725

Respondent.

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

Date: August 31, 2017

Re: **760 Valencia Avenue**, Coral Gables, Florida 33134-5672, and legally described as Lot 1, Block 11, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-1880 ("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-I 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.

Biltmore Parc Homes, LLC, c/o Daniel Fernandez, 250 Catalonia Avenue, Suite 600, Coral Gables, Florida 33134-6727
Biscayne Bank, 2601 S. Bayshore Drive, Suite 600, Coconut Grove, Florida 33133-5419



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6359

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 760 VALENCIA AVENUE, ON 8-31-17
AT 11:15 a.m.

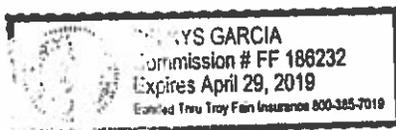
EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

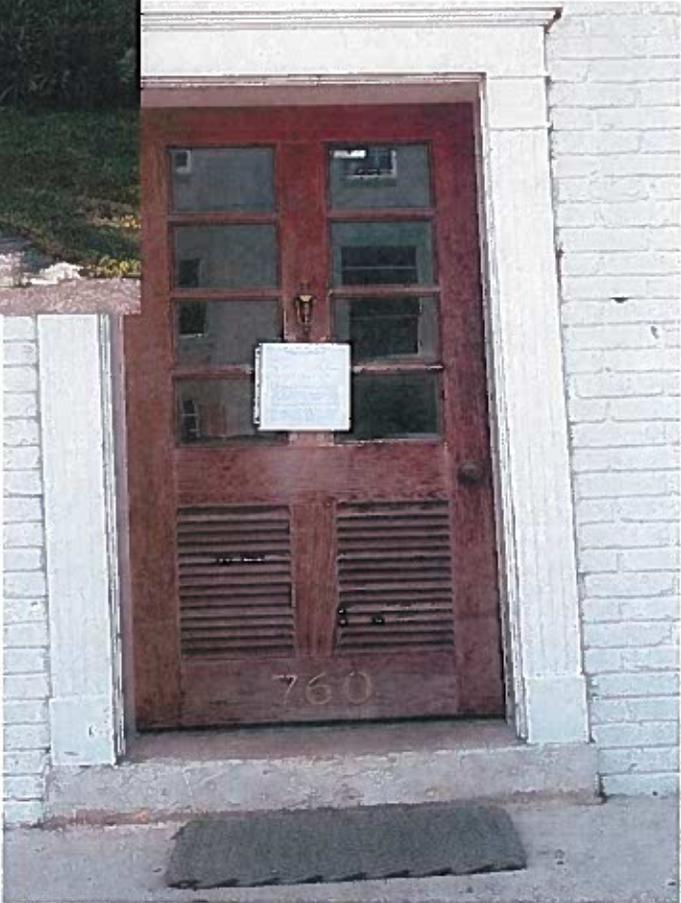
Sworn to (or affirmed) and subscribed before me this 31st day of August, in
the year 2017, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Tereyys Garcia
Notary Public

760 VALENCIA AVENUE



CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 17-6359

vs.

BILTMORE PARC HOMES, LLC
301 Almeria Avenue
Coral Gables, Florida 33134-5822

Respondent.

NOTICE OF HEARING CANCELLATION

Date: September 14, 2017

Re: **760 Valencia Avenue**, Coral Gables, Florida 33134-5672. and legally described as Lot 1, Block 11, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-1880 ("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 #: 17-6359

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 760 Valencia Ave . ON 9-14-17
AT 10:00 A.M.

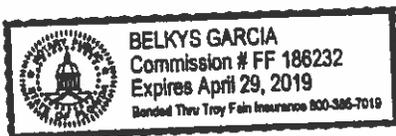
EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

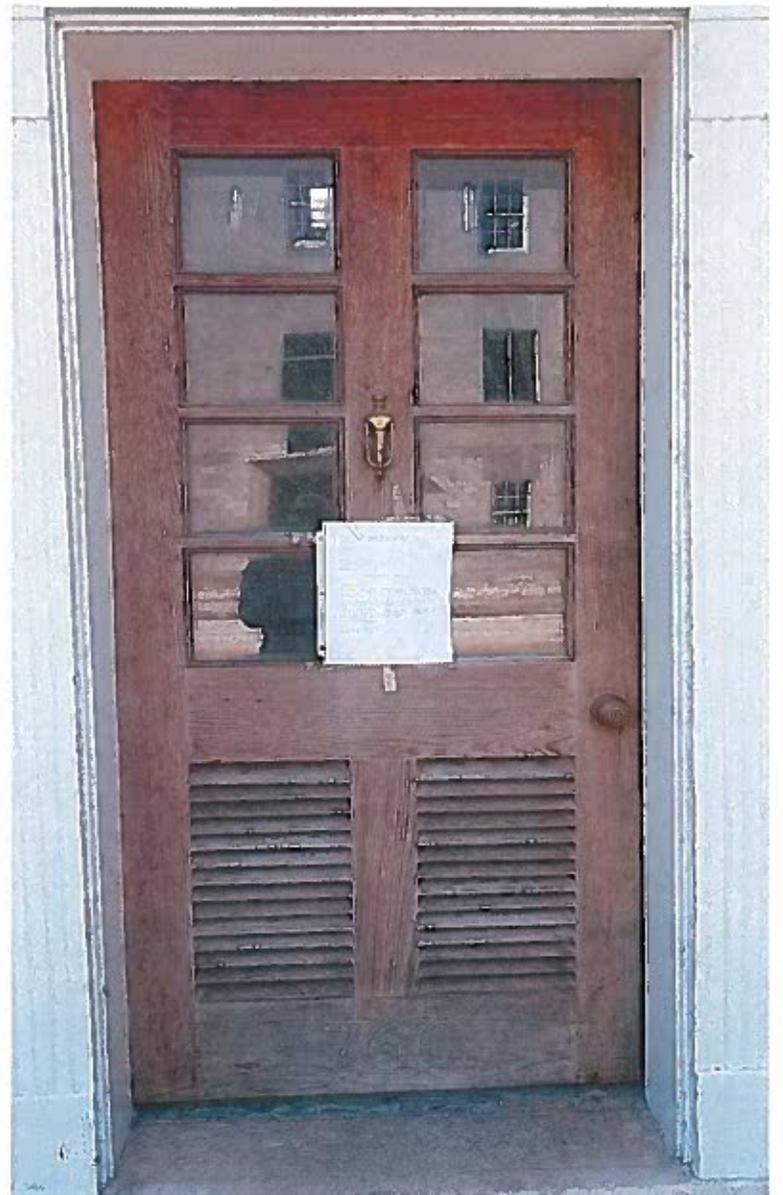
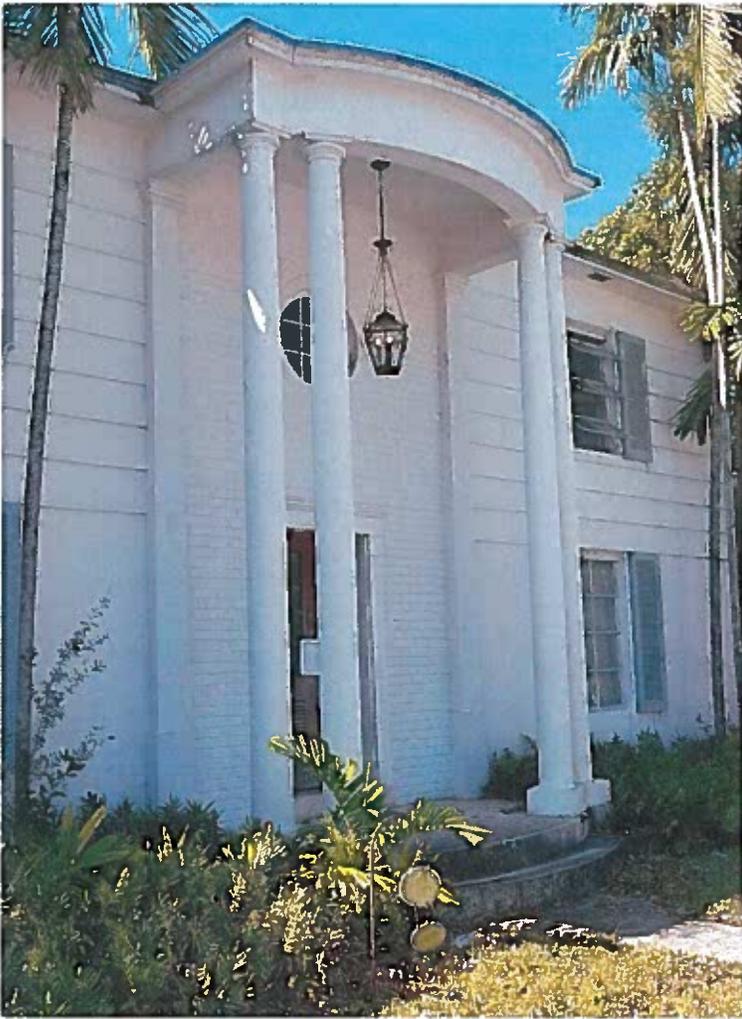
Sworn to (or affirmed) and subscribed before me this 14th day of September . in
the year 2017, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

760 VALENCIA AVENUE



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6359

vs.

BILTMORE PARC HOMES, LLC
301 Almeria Avenue
Coral Gables, Florida 33134-5822

Return receipt number:

91 7108 2133 3932 5922 8800

Respondent.

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

Date: October 2, 2017

Re: **760 Valencia Avenue**, Coral Gables, Florida 33134-5672, and legally described as Lot 1, Block 11, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-1880 ("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.

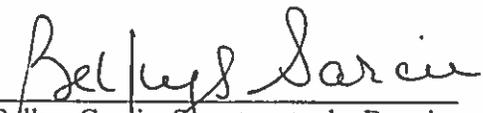
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on October 16, 2017, at 2:00 p.m.

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 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.

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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, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6359

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

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 760 Valencia Ave, ON 10-2-17
AT 9:30 am.

Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

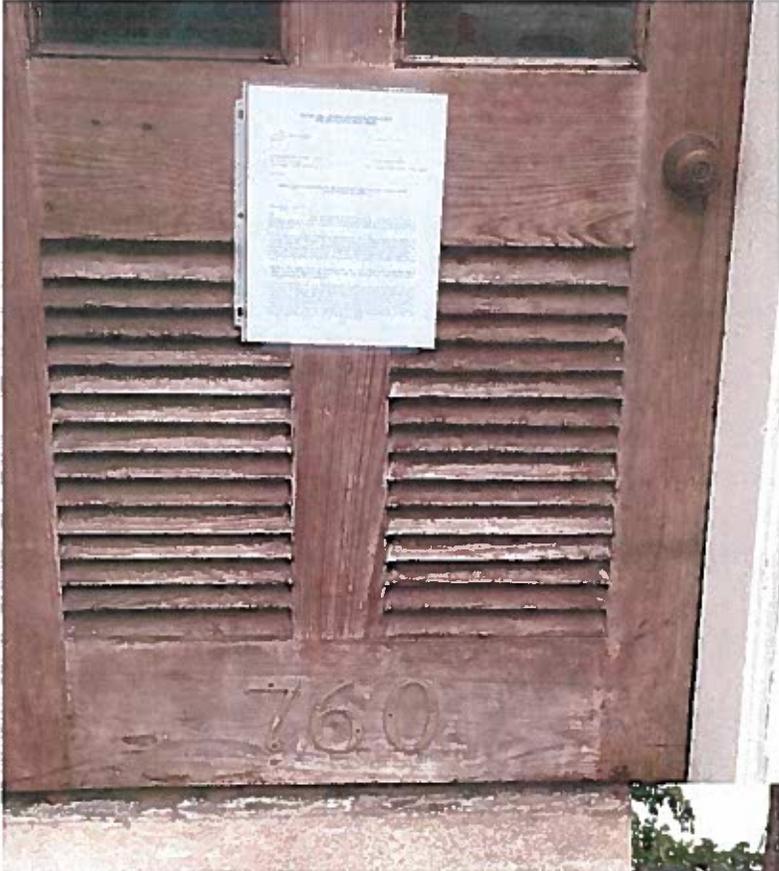
Sworn to (or affirmed) and subscribed before me this 2nd day of October, in
the year 2017, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

760 VALENCIA AVENUE



This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner.

Case No. 17-6359

vs.

BILTMORE PARC HOMES, LLC
301 Almeria Avenue
Coral Gables, Florida 33134-5822

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on October 16, 2017, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, BILTMORE PARC HOMES, LLC, and any lienholders of record for the structure located on the property at **760 Valencia Avenue** and having folio number 03-4117-008-1880 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **the Structure is presumed and is hereby declared unsafe** pursuant to Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure within 90 days of the date of this Order; to include permits and inspections, if applicable, and submittal of the Recertification Report; b) if the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. Lien for costs and notice to subsequent purchasers. The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. NOTICE: If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, 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. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 18th day of October, 2017.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.

This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6359

vs.

BILTMORE PARC HOMES, LLC
301 Almeria Avenue
Coral Gables, Florida 33134-5822

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on October 16, 2017, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

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1. The City properly served all required notices on the owner, BILTMORE PARC HOMES, LLC, and any lienholders of record for the structure located on the property at 760 Valencia Avenue and having folio number 03-4117-008-1880 (the "Structure").
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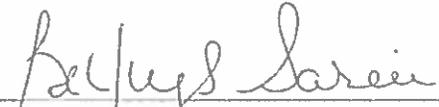
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DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 18th day of October, 2017.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal

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760 VALENCIA AVENUE





08/28/2018 07:38



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6359

vs.

BILTMORE PARC HOMES, LLC
301 Almeria Avenue
Coral Gables, Florida 33134-5822

Return receipt number:

7018 0680 0001 3977 2890

Respondent.

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

Date: September 27, 2018

Re: **760 Valencia Avenue**, Coral Gables, Florida 33134-5672, and legally described as Lot 1, Block 11, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-1880 ("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.

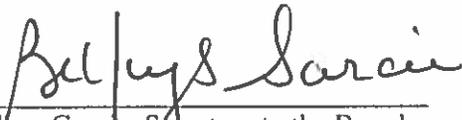
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on October 15, 2018, at 2:00 p.m.

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Belkys Garcia, Secretary to the Board

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e:

Biltmore Parc Homes, LLC, c/o Daniel Fernandez, 250 Catalonia Avenue, Suite 600, Coral Gables, Florida 33134-6727
Biscayne Bank, 2601 S. Bayshore Drive, Suite 600, Coconut Grove, Florida 33133-5419



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6359

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 760 VALENCIA AVE., ON 9-27-18
AT 9:00 a.m.

EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 27th day of September, in
the year 2018, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

760 VALENCIA AVENUE



Prepared by and return to:

Roland J. Martinez, P.A.
1102 Ponce de Leon Blvd.
Coral Gables, FL 33134-3322
305-447-6999
File Number: 2016-176a
Will Call No.:

Parcel Identification No. 03-4117-008-1880

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 9 day of January, 2017 between 760 Valencia Avenue, LLC, a Florida limited liability company whose post office address is 744 Biltmore Way, Suite 2, Coral Gables, FL 33134 of the County of Miami-Dade, State of Florida, grantor*, and Biltmore Parc Homes, LLC, a Florida limited liability company whose post office address is 301 Almeria Avenue, Ste 330, Coral Gables, FL 33134 of the County of Miami-Dade, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 1, Block 11, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO: (a) Taxes for the year 2017 and subsequent years; (b) Conditions, restrictions, limitations, and easements of records, if any, and applicable zoning and building ordinances.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:


Witness Name: ROLAND J. MARTINEZ


Witness Name: FLORANT SERE DO

760 Valencia Avenue, LLC, a Florida limited liability company

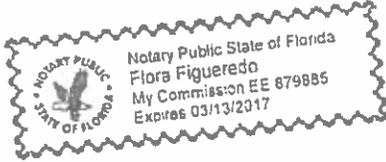
By: 
Maria C. Longo, Authorized Representative

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 9 day of January, 2017 by Maria C. Longo, Authorized Representative, of 760 Valencia Avenue, LLC, a Florida limited liability company, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Flora Figueredo

Notary Public

Printed Name: _____

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
BILTMORE PARC HOMES, LLC

Filing Information

| | |
|----------------------|----------------|
| Document Number | L14000194920 |
| FEI/EIN Number | APPLIED FOR |
| Date Filed | 12/24/2014 |
| State | FL |
| Status | ACTIVE |
| Last Event | LC NAME CHANGE |
| Event Date Filed | 08/08/2016 |
| Event Effective Date | NONE |

Principal Address

301 ALMERIA AVENUE
STE 330
CORAL GABLES, FL 33134

Changed: 11/30/2015

Mailing Address

301 ALMERIA AVENUE
STE 330
CORAL GABLES, FL 33134

Changed: 11/30/2015

Registered Agent Name & Address

FERNANDEZ, DANIEL
250 CATALONIA AVENUE, SUITE 600
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

DUCRET, JENNY
 301 ALMERIA AVENUE
 STE 330
 CORAL GABLES, FL 33134

Title MGR

M G INTERNATIONAL BUSINESS, LLC
 301 ALMERIA AVENUE
 STE 330
 CORAL GABLES, FL 33134

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2015 | 05/01/2015 |
| 2016 | 05/01/2016 |
| 2017 | 05/01/2017 |

Document Images

| | |
|---|--|
| 05/01/2017 -- ANNUAL REPORT | View image in PDF format |
| 08/08/2016 -- LC Name Change | View image in PDF format |
| 05/01/2016 -- ANNUAL REPORT | View image in PDF format |
| 11/30/2015 - LC Amendment and Name Change | View image in PDF format |
| 05/01/2015 -- ANNUAL REPORT | View image in PDF format |
| 12/24/2014 -- Florida Limited Liability | View image in PDF format |

This instrument prepared by:
Carlos de Cespedes, Esq.
Halpern Rodriguez, LLP
800 Douglas Road
Suite 880
Coral Gables, Florida, 33134

MORTGAGE

THIS MORTGAGE AND SECURITY AGREEMENT (the "Mortgage") is made and entered into as of January 9, 2017, by **BILTMORE PARC HOMES, LLC**, a Florida Limited Liability Company, ("Mortgagor"), whose address is, 301 Almeria Avenue, Suite 330, Coral Gables, Florida, 33134 and **BISCAYNE BANK A FLORIDA STATE CHARTERED COMMERCIAL BANK**, ("Mortgagee") whose address is 2601 SOUTH BAYSHORE DRIVE, SUITE 600, Coconut Grove, Florida 33133.

WITNESSETH:

WHEREAS, Mortgagor is justly and lawfully indebted to Mortgagee in the sum of **FIVE MILLION AND NO/100 (\$5,000,000.00) DOLLARS**, as evidenced by that certain promissory note payable to the order of Mortgagee (the "Note"), executed by Mortgagor, bearing the same date as this Mortgage, to be paid according to its terms, to be paid according to its terms, the final payment under which is due and payable on January 15, 2027.

NOW THEREFORE, to secure the payment of the aforesaid indebtedness (the "Loan"), and such future or additional advances as may be made by Mortgagee, at its option, to Mortgagor or Mortgagor's permitted successors in title, for any purpose, provided that all those advances are to be made within 10 years from the date of the Mortgage or within such lesser period of time as may be provided hereafter by law as a prerequisite for the sufficiency of actual notice or record notice of optional future or additional advances as against the rights of creditors or subsequent purchasers for valuable consideration, the total amount of indebtedness secured by the Mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the maximum principal amount of **TEN MILLION AND NO/100 DOLLARS (\$10,000,000.00)**, plus interest and any disbursements made for the payment of taxes, levies or insurance on the property covered by the lien of the Mortgage with interest on those disbursements, Mortgagor hereby grants, bargains, sells, conveys, assigns, transfers, mortgages, pledges, delivers, sets over, warrants and confirms to Mortgagee the following:

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

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

Signed, sealed and delivered
in the presence of:

MORTGAGOR:

[Signature]
ROCANA T. MARTINEZ
Print Witness Name

BILTMORE PARC HOMES, LLC, a Florida
Limited Liability Company

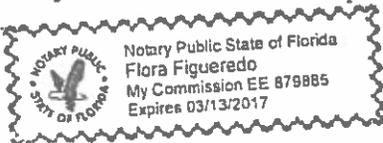
[Signature]

By: X [Signature]
JENNY A. DUCRET, MANAGER

Flora Figueredo
Print Witness Name

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 9 day of January, 2017, by JENNY A. DUCRET Manager of BILTMORE PARC HOMES, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced Drivers License, as identification and who did not take an oath.



My Commission Expires: [Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Biscayne Bank (FDIC # 57973)

Active Insured Since July 5, 2005

Data as of: August 9, 2017

Biscayne Bank is an active bank

| | | | | | |
|---------------------------|--|----------------------------|--|--------------------------------|---|
| FDIC Certificate#: | 57973 | Established: | July 5, 2005 | Corporate Website: | http://www.biscaynebank.com |
| Headquarters: | 2601 South Bayshore Drive, 6th Floor Coconut Grove, FL 33133 Miami-Dade County | Insured: | July 5, 2005 | Consumer Assistance: | https://www5.fdic.gov/starsmail/index.asp |
| Locations: | 5 domestic in 1 states, 0 in territories, and 0 in foreign locations | Bank Charter Class: | Non-member of the Federal Reserve System | Contact the FDIC about: | Biscayne Bank |
| | | Regulated By: | Federal Deposit Insurance Corporation | | |

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

Showing 1 to 5 of 5 entries

| UNINUM | Number | Name | Address | County | City | State | Zip | Service Type | Established Date | Acquired Date |
|--------|--------|--------------------|--------------------------------------|------------|---------------|-------|-------|--------------------------------------|------------------|---------------|
| 432837 | | Biscayne Bank | 2601 South Bayshore Drive, 6th Floor | Miami-Dade | Coconut Grove | FL | 33133 | Full Service Brick and Mortar Office | 07/05/2005 | |
| 564027 | 3 | Bayshore Branch | 2601 Bayshore Drive, Suite 101 | Miami-Dade | Coconut Grove | FL | 33133 | Full Service Brick and Mortar Office | 01/08/2015 | |
| 458854 | 1 | Doral Branch | 3750 Nw 87th Avenue | Miami-Dade | Doral | FL | 33178 | Full Service Brick and Mortar Office | 02/15/2007 | |
| 580094 | 4 | Commodore Branch | 3121 Commodore Plaza | Miami-Dade | Miami | FL | 33133 | Full Service Brick and Mortar Office | 06/13/2016 | |
| 541182 | 2 | South Miami Branch | 7301 Sw 57 Ct, Ste 150 | Miami-Dade | South Miami | FL | 33143 | Full Service Brick and Mortar Office | 10/26/2012 | |