



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/3/2023

Property Information	
Folio:	03-4120-022-4000
Property Address:	4800 LE JEUNE RD Coral Gables, FL 33146-1819
Owner	PROPERTIES 4 US INC
Mailing Address	4800 LEJEUNE RD MIAMI, FL 33146 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	14,136 Sq.Ft
Lot Size	16,806 Sq.Ft
Year Built	1985



Assessment Information			
Year	2022	2021	2020
Land Value	\$4,201,500	\$3,109,110	\$3,109,110
Building Value	\$10,000	\$215,890	\$340,890
XF Value	\$0	\$0	\$0
Market Value	\$4,211,500	\$3,325,000	\$3,450,000
Assessed Value	\$1,772,855	\$1,611,687	\$1,465,170

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$2,438,645	\$1,713,313	\$1,984,830
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
PB 28-31 CORAL GABLES RIVIERA SEC 1 REV LOTS 21 THRU 27 BLK 35 LOT SIZE 16806 SQUARE FEET OR 13888-1587 1088 6	

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,772,855	\$1,611,687	\$1,465,170
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,211,500	\$3,325,000	\$3,450,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,772,855	\$1,611,687	\$1,465,170
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,772,855	\$1,611,687	\$1,465,170

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/03/2015	\$4,000,000	29768-0434	Qual by exam of deed
10/01/1988	\$1,050,000	13888-1587	Other disqualified
02/01/1980	\$360,000	10661-1093	Sales which are qualified

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

<u>Owner (Property Appraiser address)</u> Properties 4 US, Inc. 4800 Le Jeune Rd Coral Gables, FL 33146-1819	<u>Owner (Registered Agent address provided by Owner)</u> Properties 4 US, Inc. c/o Richard J. Diaz, P.A. Registered Agent 3127 Ponce de Leon Blvd Coral Gables, FL 33134-6816
<u>Mortgagee (assignment of mortgage address)</u> PS Funding Inc. 2121 Park Place, Ste 250 El Segundo, CA 90245-4843	<u>Mortgagee (assignment of mortgage address)</u> PS Funding Inc. c/o Incorporating Services, Ltd. Registered Agent 3500 S. Dupont Hwy Dover, DE 19901-6041
<u>Mortgagee (address provided by attorney for mortgagee)</u> PS Funding, Inc c/o Gerald Davis Trenam Law 200 Central Avenue, Suite 1600 St. Petersburg, FL 33701-3578	


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## Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">PU-22-10-7782</a>	10/04/2022	4800 LE JEUNE RD	PUBLIC RECORDS SEARCH	Lost plan fee/certified copy for bl16066488	final	10/05/2022	10/05/2022	0.00
<a href="#">BL-22-08-8941</a>	08/31/2022	4800 LE JEUNE RD	BLDG PERMIT CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM BL-16-06-6488 STOREFRONT WINDOWS (52) & DOORS(3) - CLEAR ANODIZE FRAME/ GRAY GLASS \$84,000	final	09/15/2022	11/15/2022	0.00
<a href="#">BL-22-08-8940</a>	08/31/2022	4800 LE JEUNE RD	ROOFING PERMIT CHANGE OF CONTRACTOR	INCORRECT	canceled		08/31/2022	0.00
<a href="#">BL-22-08-8857</a>	08/23/2022	4800 LE JEUNE RD	MISCELLANEOUS WORK	UNSAFE STRUCTURE- CONSTRUCTION REGULATION CASE 21-2266 FOR EXPIRED PERMITS	issued	11/29/2022		0.00
<a href="#">RV-22-02-7356</a>	02/03/2022	4800 LE JEUNE RD	REVISION TO PERMIT	*** CANCELLED - SEE BLDB-22-06-0795 FOR PERMIT AND REVIEW ***	canceled		06/09/2022	0.00
<a href="#">EX-21-07-7857</a>	07/16/2021	4800 LE JEUNE RD	PERMIT EXTENSION & RENEWAL	RENEWAL FOR BL-16-05-6522 - 180 DAYS - NO MORE EXTENSIONS COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS (\$92,000)	final	07/29/2021	07/29/2021	0.00
<a href="#">ZN-21-07-7745</a>	07/14/2021	4800 LE JEUNE RD	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	COMMERCIAL * INSTALLATION OF TEMP FENCE AROUND THE PROPERTY PERMITER \$3,258	canceled		04/20/2022	0.00
<a href="#">EL-21-06-7506</a>	06/04/2021	4800 LE JEUNE	ELEC COMMERCIAL / RESIDENTIAL	REPAIR ELECTRICAL	final	06/30/2021	09/22/2021	0.00

# City's Exhibit #3

		RD	WORK	ROOM DO TO DAMAGE				
<a href="#">PW-20-12-4819</a>	12/01/2020	4800 LE JEUNE RD	UTILITY PERMIT	INSTALLATION OF NEW ANCHOR TO REPLACE DETERIOTED ONE. TO REMOVE AND RESTORE 25SF OF PAVEMENT. RESUBMITTED MOT 1/12/21	final	01/28/2021	08/09/2021	0.00
<a href="#">CE-20-03-6587</a>	03/05/2020	4800 LE JEUNE RD	CODE ENF BOARD/MITIGATION	GovQA - CB Case CE281513	final	03/10/2020	03/10/2020	0.00
<a href="#">EX-20-02-5667</a>	02/24/2020	4800 LE JEUNE RD	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-16-05-6522- APPROVED FOR 90 DAYS COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS (\$92,000)	final	03/16/2020	03/16/2020	0.00
<a href="#">EX-20-02-5666</a>	02/24/2020	4800 LE JEUNE RD	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-16-06-6488 (60 DAYS ONLY) STOREFRONT WINDOWS (52) & DOORS(3) - CLEAR ANODIZE FRAME/ GRAY GLASS \$84,000	final	03/16/2020	03/16/2020	0.00
<a href="#">CE-19-01-2885</a>	01/07/2019	4800 LE JEUNE RD	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA - CE281305	final	01/09/2019	01/09/2019	0.00
<a href="#">EX-18-11-2744</a>	11/06/2018	4800 LE JEUNE RD	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-16-05-6522 /COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS (\$92,000)	final	11/21/2018	11/21/2018	0.00
<a href="#">CE-18-10-3867</a>	10/25/2018	4800 LE JEUNE RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/25/2018	10/25/2018	0.00
<a href="#">EX-18-03-3369</a>	03/08/2018	4800 LE JEUNE RD	PERMIT EXTENSION & RENEWAL	**PERMIT EXTENSION FOR BL-16-05- 6522** COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS (\$92,000)	final	03/08/2018	03/08/2018	0.00
<a href="#">EX-18-01-2103</a>	01/18/2018	4800 LE JEUNE RD	PERMIT EXTENSION & RENEWAL	STOREFRONT WINDOWS (52) & DOORS(3) - CLEAR ANODIZE FRAME/ GRAY GLASS \$84,000	final	01/18/2018	01/18/2018	0.00

<a href="#">CE-17-08-1151</a>	08/02/2017	4800 LE JEUNE RD	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA Ticket's -CE270514 & CE267465	final	08/04/2017	08/04/2017	0.00
<a href="#">EX-17-06-2329</a>	06/26/2017	4800 LE JEUNE RD	PERMIT EXTENSION & RENEWAL	**PERMIT EXTENSION FOR BL-16-05- 6522** COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS (\$92,000)	final	06/26/2017	06/26/2017	0.00
<a href="#">RV-16-11-6745</a>	11/07/2016	4800 LE JEUNE RD	REVISION TO PERMIT	REVISION- ARCHITECTURAL & STRUCTURAL PAGES	final	02/08/2017	02/08/2017	0.00
<a href="#">RV-16-10-6444</a>	10/13/2016	4800 LE JEUNE RD	REVISION TO PERMIT	CANCELLED REPLACED BY RV-16-11-6745 STRUCTURAL REVISION	canceled		03/02/2017	0.00
<a href="#">BL-16-06-6488</a>	06/03/2016	4800 LE JEUNE RD	INT / EXT ALTERATIONS	CHANGE OF CONTRACTOR TO BL-22-08- 8941 STOREFRONT WINDOWS (52) & DOORS(3) - CLEAR ANODIZE FRAME/ GRAY GLASS \$84,000	canceled	07/21/2016	10/24/2022	0.00
<a href="#">AB-16-05-7327</a>	05/24/2016	4800 LE JEUNE RD	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL *REV TO PERMIT- STRUCTURAL * REV #2 WINDOWS (52)/ DOORS(3) - CLEAR ANODIZE FRAMED/ GRAY GLASS POSTED \$84,000	final	05/24/2016	12/20/2021	0.00
<a href="#">EL-16-05-6948</a>	05/18/2016	4800 LE JEUNE RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR ALTERATIONS ONLY. REPLACE ALL FIXTURE IN CONSTRUCTION AREAS	pending			0.00
<a href="#">UP-16-05-6523</a>	05/10/2016	4800 LE JEUNE RD	UPFRONT FEE - THIS IS NOT A PERMIT	INTERIOR ALTERATIONS ONLY. (\$92,000)	final	05/10/2016	05/10/2016	0.00
<a href="#">BL-16-05-6522</a>	05/10/2016	4800 LE JEUNE RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS (\$92,000)	stop work	10/14/2016		0.00
<a href="#">PU-16-02-3031</a>	02/29/2016	4800 LE JEUNE RD	PUBLIC RECORDS SEARCH	REQ A CD OF PERMIT 28981	final	02/29/2016	02/29/2016	0.00
<a href="#">ZN-15-09-4807</a>	09/25/2015	4800 LE JEUNE RD	PAINT / RESURFACE FL / CLEAN	*COMMERCIAL* PRESSURE CLEAN & PAINT - WALLS: SW7063 NEBULOUS WHITE (LIGHT GRAY)/ ROOF:	final	09/28/2015	10/30/2015	0.00

				SW7069 IRON ORE (DARK GRAY) \$9000				
AB-15-09-4422	09/17/2015	4800 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL* PRESSURE CLEAN & PAINT - WALLS: SW7063 NEBULOUS WHITE (LIGHT GRAY)/ ROOF: SW7069 IRON ORE (DARK GRAY) \$9000	final	09/17/2015	10/30/2015	0.00
ZN-15-09-4037	09/10/2015	4800 LE JEUNE RD	DUMPSTER / CONTAINER	CANCELLED - DUMPSTER	canceled		10/01/2015	0.00
CE-15-08-4452	08/11/2015	4800 LE JEUNE RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/13/2015	08/13/2015	0.00
PU-15-06-5641	06/22/2015	4800 LE JEUNE RD	PUBLIC RECORDS SEARCH	REQ COPY OF FLOOR PLAN AND ELEVATIONS	final	06/22/2015	06/22/2015	0.00
CE-14-11-4864	11/26/2014	4800 LE JEUNE RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/08/2014	12/08/2014	0.00
PU-14-08-3738	08/27/2014	4800 LE JEUNE RD	PUBLIC RECORDS SEARCH	REQ A CD AND FLOOR PLAN COPIES	final	08/27/2014	08/27/2014	0.00
CE-14-08-2175	08/05/2014	4800 LE JEUNE RD	CODE ENF WARNING PROCESS	WT20565 FOLLOW UP: NO VIOLATION	final	08/05/2014	08/05/2014	0.00
CE-14-08-2116	08/04/2014	4800 LE JEUNE RD	CODE ENF WARNING PROCESS	WT20565 5- 1901 ZC (SNT) MORE THAN 2 SIGNS ON PROPERT I.E. 4 SIGNS (2 FOR SALE & 2 USED FURNITURE). REMOVE USED FURNITURE SIGNS. SPOKE W/PAT (954) 849-3416 AND MESSAGE (305) 439- 9991SHEPPARD	final	08/04/2014	08/04/2014	0.00
CE-13-08-1864	08/30/2013	4800 LE JEUNE RD	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	09/04/2013	09/04/2013	0.00
CE-13-06-0374	06/05/2013	4800 LE JEUNE RD	CODE ENF WARNING PROCESS	VERBAL WARNING (SNA) 5-1 SPOKE TO OLIVIA/POLENTA REGARDING SIGN ON SIDEWALK AND WALKWAY. SHE REMOVED RIGHT AWAY	final	06/05/2013	06/06/2013	0.00
PU-13-04-0664	04/10/2013	4800 LE JEUNE RD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 20145B	canceled		01/13/2014	0.00
PU-12-07-1446	07/24/2012	4800 LE JEUNE RD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 32812B 34254B	final	07/26/2012	07/26/2012	0.00
ZN-11-12-5997	12/14/2011	4800 LE JEUNE RD	ASPHALT - RESURFACE / SEALANT	SEALCOAT & RE- STRIPE DRIVEWAY \$1,972	final	01/04/2012	08/11/2015	0.00

<a href="#">PU-11-05-6343</a>	05/17/2011	4800 LE JEUNE RD	PUBLIC RECORDS SEARCH	REQ FLOOR PLAN COPY OF PERMIT 28981B CRM INV 013328	final	05/18/2011	05/18/2011	0.00
<a href="#">ZN-09-10-2778</a>	10/14/2009	4800 LE JEUNE RD	PAINT / RESURFACE FL / CLEAN	PAINT ROOF TRIM BM 2095- 10 (BROWN) \$6,200	final	10/16/2009	11/04/2009	0.00
<a href="#">AB-09-10-2581</a>	10/12/2009	4800 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	PAINT ROOF TRIM (BM 2095- 10) \$6200	final	10/12/2009	11/04/2009	0.00
<a href="#">ZN-09-02-2035</a>	02/18/2009	4800 LE JEUNE RD	AWNING / CANOPY - RECOVER	2 AWNING RECOVERS (BROWN) \$4,800	final	03/18/2009	04/17/2009	0.00
<a href="#">AB-09-02-1621</a>	02/09/2009	4800 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL - 2 AWNING RECOVERS (BROWN) \$4800	final	02/09/2009	04/17/2009	0.00

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



4800 LE JEUNE RD Coral Gables, FL 33146--181 (Address, Permit# BLDB-22-04-0642)

4800 LE JEUNE RD Coral Gables, FL 33146--181 (Address)

4800 LE JEUNE RD Coral Gables, FL 33146----1 (Address, Code Case# TICK-22-08-3999)

4800 LE JEUNE RD Coral Gables, FL 33146----1 (Address)

4800 LE JEUNE RD Coral Gables, FL 33146----1 (Address, Code Case# NOVI-22-07-0906)

4800 LE JEUNE RD Coral Gables, FL 33146----1 (Address, Code Case# TICK-23-02-12539)

4800 LE JEUNE RD Coral Gables, FL 33146----1 (Address, Inspection# ICODE-015039-2022)

4800 LE JEUNE RD Coral Gables, FL 33146----1 (Address, Inspection# ICODE-015040-2022)

4800 LE JEUNE RD Coral Gables, FL 33146----1 (Address, Inspection# ICODE-034807-2023)

4800 LE JEUNE RD Coral Gables, FL 33146--181 (Address, Permit# BLDB-22-06-0795)

4800 LE JEUNE RD Coral Gables, FL 33146----- (Address, Code Case# NOVI-22-05-0472)

4800 LE JEUNE RD Coral Gables, FL 33146----- (Address)

4800 LE JEUNE RD Coral Gables, FL 33146----1 (Address, Code Case# TICK-22-08-4189)

4800 LE JEUNE RD Coral Gables, FL 33146----1 (Address, Inspection# ICODE-015218-2022)

4800 LE JEUNE RD Coral Gables, FL 33146----1 (Address, Inspection# ICODE-015217-2022)

4800 LE JEUNE RD Coral Gables, FL 33146--181 (Address, Inspection# IBLD-014533-2022)

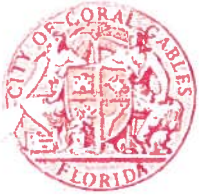
4800 LE JEUNE RD Coral Gables, FL 33146--181 (Address, Inspection# IBLD-014532-2022)

4800 LE JEUNE RD Coral Gables, FL 33146--181 (Address, Inspection# IBLD-016357-2022)

4800 LE JEUNE RD Coral Gables, FL 33146--181 (Address, Inspection# IBLD-015451-2022)

4800 LE JEUNE RD Coral Gables, FL 33146--181 (Address, Inspection# IBLD-015188-2022)





## The City of Coral Gables

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

June 23, 2021

*Sent via first class and  
certified mail,  
return receipt number:*

**91 7108 2133 3932 6521 7584**

Properties 4 Us, Inc.  
c/o Richard J Diaz, P.A.  
Registered Agent  
3127 Ponce De Leon Blvd.  
Coral Gables, FL 33134-6816

and

Properties 4 Us, Inc.  
4800 Le Jeune Rd  
Coral Gables, FL 33146-1819

**Re: Notice of Unsafe Structure, Notice to Vacate, and Notice of Emergency Action to  
secure the 3-story commercial structure ("Structure") located at 4800 Le Jeune  
Road, Coral Gables, Florida ("Property")**

Dear Property Owner:

After an inspection of the Property, the undersigned has decided to hereby declare the Structure unsafe, as provided in Article III, Chapter 105 of the City of Coral Gables Code, entitled "Unsafe Structures". The Structure is declared unsafe because it is in violation of the following subsections of Section 105-89 of the City Code, entitled "Physical criteria for unsafe structures":

**(10) A structure shall be presumed to be unsafe if one or more of the following  
criteria applies:**

- (i) The construction of the structure or the construction or installation of systems or components within the structure has been commenced or completed without a permit or all of the required inspections or where the permit has expired prior to the required final inspections**

**City's Exhibit #5**

and the issuance of a certificate of occupancy or certificate of completion.

Specifically, you have performed extensive interior demolition without a permit, the electrical box was removed without a permit, and you allowed the permit for the interior renovation (painting and flooring)(permit number BL16-05-6522) and windows (permit number BL-16-06-6488) of the Structure to expire on 10-14-16 and 2-21-16, respectively.

Pursuant to Section 105-94 of the City Code, entitled "Abatement required", all unsafe structures or systems are declared illegal and shall be vacated and the unsafe condition shall be abated by repair, rehabilitation, or demolition. Therefore, you must apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits, to bring the structure into compliance with the applicable codes.

Please be advised that, due to the health and safety hazard in the Structure, the City is declaring the Structure unsafe and is taking emergency action, pursuant to Section 105-96 of the City Code, to immediately secure the Structure by installing a fence around the perimeter of the Property ("Emergency Action"). Additionally, **the City is requesting that Florida Power & Light, without any further notice, immediately disconnect the power to the Structure.** The City may impose a special assessment lien on the Property for the costs of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

**Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official, or for any person to enter the Structure, except for the purpose of correcting the violations.**

You may also immediately contact me to make arrangements to undertake the Emergency Action yourself. Otherwise, you have the right to appeal this decision to the City's Construction Regulation Board ("Board"). Filing an appeal will not prevent the City from taking the Emergency Action, but the Board shall decide whether you can be held responsible for the costs of the Emergency Action.

Your cooperation in this matter is greatly appreciated.

Sincerely,



Suramy Cabrera, P.E.

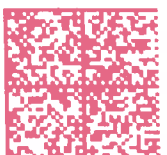
Development Services Director/Building Official

cc: Peter J. Iglesias, P.E., City Manager  
Miriam Soler Ramos, Esq., B.C.S., City Attorney

Cristina M. Suarez, Deputy City Attorney and City Prosecutor  
Warren Adams, Historical Resources and Cultural Arts Director  
Rudy G. Perez, Chief Plumbing Official  
Gerardo Moreno, Chief Electrical Official  
Construction Regulation Board File

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

PRESORTED  
FIRST CLASS



U.S. POSTAGE  
PITNEY BOWES  
ZIP 33331 \$000.39<sup>8</sup>  
02 4W  
0000379517 JUN 24 2021

Properties 4 Us, Inc.  
4800 Le Jeune Rd  
Coral Gables, FL 33146-1819

2331454949

ANK

BC: 33114154949

\* 1687-00064-09-14

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

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:

Properties 4 Us, Inc  
c/o Richard J. Diaz, PA  
3122 Ponce De Leon Blvd  
Coral Gables, FL 33134-6816



9590 9402 4620 8323 2698 70

2. Article Number (Transfer from service label)

917008 2133 8932145417584

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Received by (Printed Name)  
CN-19

C. Date of Delivery  
06-28-21

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

3. Service Type

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery



# CITY OF CORAL GABLES

## Code Enforcement Board Enforcement Order

The City of Coral Gables

02/19/2020

-vs-

7019 0140 0000 4342 7394

Case #: CE281513-102618

**PROPERTIES 4 US INC  
3127 PONCE DE LEON BOULEVARD  
CORAL GABLES FL 33134**

**Address of Violation(s):  
4800 LE JEUNE RD**

**Folio #:**

This cause having come before the Code Enforcement Board for Hearing on 2/19/2020, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

### FINDINGS OF FACT

The Respondent is the property owner and is subject to Section 101-107. The Respondent is in violation of:

#### Violations:

- **City Code - Chapter 105, section 105-23, F.B.C. - section 105.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work. Zoning Code - Article 3, section 3-207(D). No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation.**
  - 1.The Respondent(s) shall pay administrative costs of **\$108.75.**
  - 2.The Respondent(s) shall correct the violation/s. Re-activate permit(s)
  - 3.If the violation(s) are not corrected by **2/25/2020**, a fine of **\$250.00** will be imposed for each day thereafter that any violation continues to exist.
  - 4.If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Miami-Dade County and thereafter **SHALL CONSTITUTE A LIEN** against the property upon which the violation(s) exist or upon any real and personal property of the violator.
- **Permits BL-16-05-6522 Interior Renovations, BL-16-06-6488 Windows and Doors are expired and have been open more than one year.**

### CONCLUSIONS OF LAW

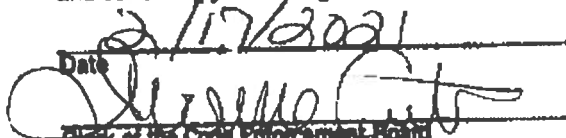
The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the Order of this Board, based upon the foregoing:

Upon complying, the Respondent(s) must notify Code Enforcement Officer Terri Sheppard, 305 460-5239/ [tsheppard@coralgables.com](mailto:tsheppard@coralgables.com), who will inspect the property and verify either compliance or non-compliance.

  
Ivonne Cutie, Clerk  
Code Enforcement Board

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I, HEREBY CERTIFY that the foregoing is a true  
and correct copy of the original on file in this office.

2/17/2021  
Date  
  
Clerk of the Code Enforcement Board

## Goizueta, Virginia

---

**From:** alp@alp-law.com  
**Sent:** Wednesday, June 16, 2021 2:55 PM  
**To:** Goizueta, Virginia  
**Subject:** Re: 4800 Le Jeune Rd.

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

Will do!

Very truly yours,

Alexander L. Palenzuela  
Law Office of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1950  
Miami, FL 33131-3298  
tel: (305) 333-0467  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

**CONFIDENTIAL COMMUNICATION:** This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential, and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 333-0467 and by return e-mail and double delete this message, along with any reply and attachments.

---

**From:** Virginia Goizueta <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>  
**Date:** Wednesday, June 16, 2021 at 8:48 AM  
**To:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Cc:** Suramy Cabrera <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>, Manuel Lopez <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>, "Sheppard, Terri" <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>  
**Subject:** FW: 4800 Le Jeune Rd.

Good Morning Alexander,

Please write an "unsafe structures" letter for the property referenced above for Manny Lopez, Deputy Building Official, to sign and post.

The "unsafe structure" is due to work performed without a permit.

Thank you



*Virginia Goizueta*

*Building Service Coordinator*

*City of Coral Gables*

**Development Services Department**

**405 Biltmore Way, 3rd Floor**

**Coral Gables, Florida 33134**

**Office: 305-460-5250**

**From:** Lopez, Manuel <mlopez@coralgables.com>

**Sent:** Wednesday, June 16, 2021 7:54 AM

**To:** Goizueta, Virginia <vgoizueta@coralgables.com>

**Subject:** FW: 4800 Le Jeune Rd.

fyi

Thank you

***Manuel Z. Lopez P.E.***

***Deputy Building Official***

***Development Services Department***

***405 Biltmore Way, 3<sup>rd</sup> Floor***

***Coral Gables, Florida 33134***

***Office: (305) 460-5242***

**From:** Sheppard, Terri <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>

**Sent:** Tuesday, June 15, 2021 4:26 PM

**To:** Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>; Suarez, Cristina <[csuarez@coralgables.com](mailto:csuarez@coralgables.com)>; Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>

**Cc:** Bermudez, Ernesto <[ebermudez1@coralgables.com](mailto:ebermudez1@coralgables.com)>; Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>

**Subject:** RE: 4800 Le Jeune Rd.

Good afternoon Manny,

As per our discussion earlier, please see attached pictures of the property. Let me know when you have the letter to post for unsafe structure and we will post it.

Thank you,

Terri Sheppard

Field Supervisor

Code Enforcement Division

Development Services Department

405 Biltmore Way

Coral Gables, FL 33134

(305)460-5239

**From:** Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>

**Sent:** Tuesday, June 15, 2021 11:25 AM

**To:** Sheppard, Terri <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>; Suarez, Cristina <[csuarez@coralgables.com](mailto:csuarez@coralgables.com)>

**Cc:** Bermudez, Ernesto <[ebermudez1@coralgables.com](mailto:ebermudez1@coralgables.com)>; Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>

**Subject:** RE: 4800 Le Jeune Rd.

Please see Manny about posting unsafe. The electrical work was never completed and, according to the owner's testimony at CEB, people have been trespassing and someone stole the electrical panel. The owner does not have any security on this property, there are continued issues with people trespassing, the expired permits have been expired for years, the owner has not made any progress to get the expired work and permits reactivated and completed, therefore, please post property.

Cristina, should we include Alex on this case?

Thank you,

Suramy

**From:** Sheppard, Terri <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>

**Sent:** Monday, June 14, 2021 2:34 PM

**To:** Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>

**Cc:** Bermudez, Ernesto <[ebermudez1@coralgables.com](mailto:ebermudez1@coralgables.com)>

**Subject:** 4800 Le Jeune Rd.

Good afternoon Suramy,

The permits still have not been reactivated, please see below. The electrical permit has just been applied for but for repair to the electrical room the other electrical application is still showing pending. The property has been lienied. Please let me know if you need anything else.

# Permit Browse

File Navigate Format View Grid Help



Drag a column header here to group by that column

Permit number	Permit type code	Permit type name	Permit description
AB-09-02-1621	ab020	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL - 2 AWW
AB-09-10-2581	ab020	BOA COMPLETE (LESS THAN \$75,000)	PAINT ROOF TRIM (BM :
AB-15-09-4422	ab020	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL* PRESSL NEBULOUS WHITE (LIGI (DARK GRAY) \$9000
AB-16-05-7327	ab030	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL *REV TO I WINDOWS (52)/ DOORS GLASS POSTED \$84,000
BL-16-05-6522	bl085	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOF FLOORING @ 2ND & 3R
BL-16-06-6488	bl360	INT / EXT ALTERATIONS	STOREFRONT WINDOW FRAME/ GRAY GLASS 1
CE-13-06-0374	ce100	CODE ENF WARNING PROCESS	VERBAL WARNING (SN/ SPOKE TO OLIVIA/POLE SIDEWALK AND WALKV
CE-13-08-1864	ce500	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST
CE-14-08-2116	ce100	CODE ENF WARNING PROCESS	WT20565 5-1901 ZC (SN MORE THAN 2 SIGNS OI & 2 USED FURNITURE). SPOKE W/PAT (954) 849 439-9991SHEPPARD
CE-14-08-2175	ce100	CODE ENF WARNING PROCESS	WT20565 FOLLOW UP: I
CE-14-11-4864	ce500	CODE ENF LIEN SEARCH	LIEN SEARCH
CE-15-08-4452	ce500	CODE ENF LIEN SEARCH	LIEN SEARCH
CE-17-08-1151	ce040	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA Ticket's - CE2705
CE-18-10-3867	ce500	CODE ENF LIEN SEARCH	LIEN SEARCH
CE-19-01-2885	ce040	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA - CE281305
CE-20-03-6587	ce600	CODE ENF BOARD/MITIGATION	GovQA - CB Case CE281!
EL-16-05-6948	el499	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR ALTERATION REPLACE ALL FIXTURE
EL-21-06-7506	el499	ELEC COMMERCIAL / RESIDENTIAL WORK	REPAIR ELECTRICAL RC
EX-17-06-2329	ext001	PERMIT EXTENSION & RENEWAL	**PERMIT EXTENSION F  COMMERCIAL INTERIOF FLOORING @ 2ND & 3R
EX-18-01-2103	ext001	PERMIT EXTENSION & RENEWAL	STOREFRONT WINDOW FRAME/ GRAY GLASS 1
EX-18-03-3369	ext001	PERMIT EXTENSION & RENEWAL	**PERMIT EXTENSION F  COMMERCIAL INTERIOF FLOORING @ 2ND & 3R
EX-18-11-2744	ext001	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-16-I RENOVATIONS & PAINT FLOORS (\$92,000)
EX-20-02-5666	ext001	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-16-I STOREFRONT WINDOW FRAME/ GRAY GLASS 1
EX-20-02-5667	ext001	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-16-I COMMERCIAL INTERIOF FLOORING @ 2ND & 3R
PU-11-05-6343	pu001	PUBLIC RECORDS SEARCH	REQ FLOOR PLAN COPY CRM INV 013328



Main Contractors Custom Fields Routing Status Fee Summary Actions Routing History

Permit type	EL499	ELEC COMMERCIAL / RESIDENTIAL W	Permit #	EL-21-06-7506	
Address	4800 LE JEUNE RD		Parcel #	03-4120-022-4000	
Apt/Suite					
City	CORAL GABLES	State	FL	Zip	33146-1819

## Permit Information

Master permit		Routing queue	bl005aa	Applied	06/04/2021
Project		Status	approved	Approved	06/04/2021
Description	REPAIR ELECTRICAL ROOM DO TO DAMAGE			Issued	
				Closed/Final	
Submitted		Clock	Running	Days	10
		Expires	12/01/2021		
Submitted via					

## Owner

Last name	PROPERTIES 4 US INC	First name		Address	4800 LEJEUNE RD MIAMI FL 33146
Phone	( ) -	Email			

## Applicant

<input type="checkbox"/> Owner is applicant?		<input type="checkbox"/> Contractor is applicant?			
Last name	NEMO ELECTRIC INC	First name		Address	12717 SW 70 LN MIAMI FL 33183
Phone	(305) 801-7372	Cust #	009817		
Email				<input checked="" type="checkbox"/> Email inspection results	

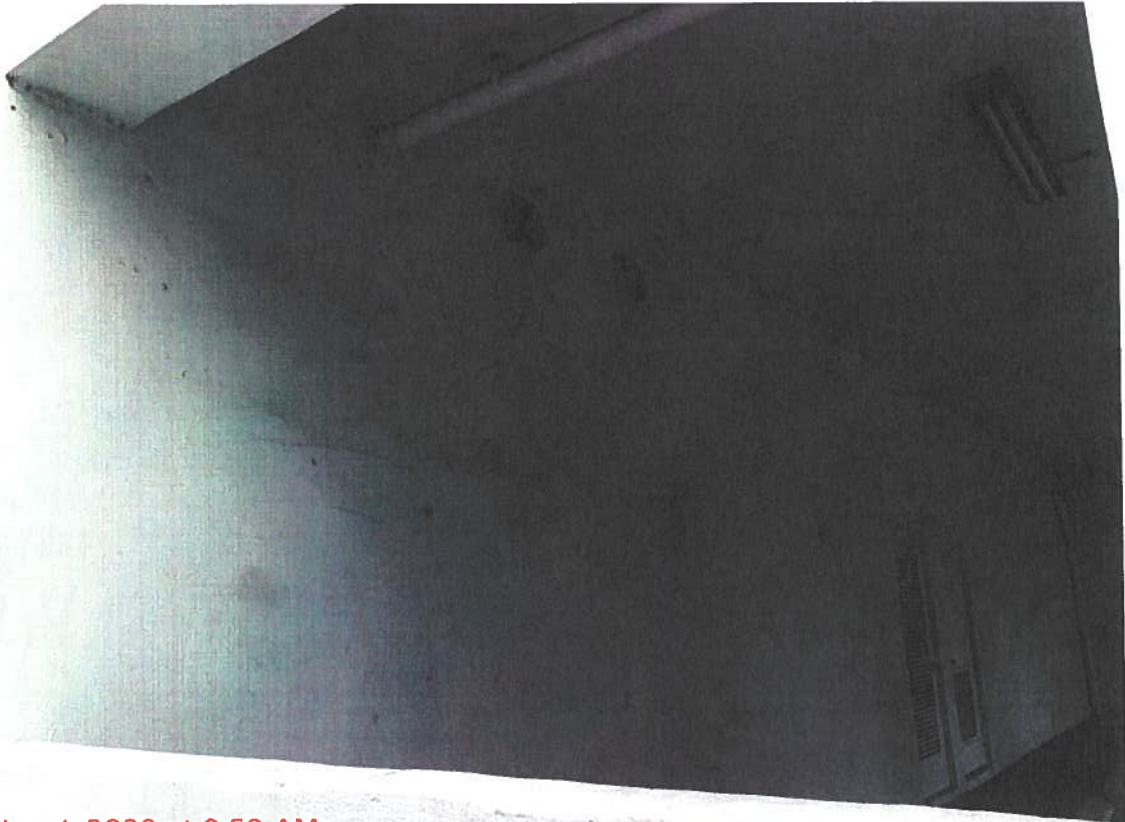
## Lender

Last name		First name		Address	
Phone	( ) -	Email			

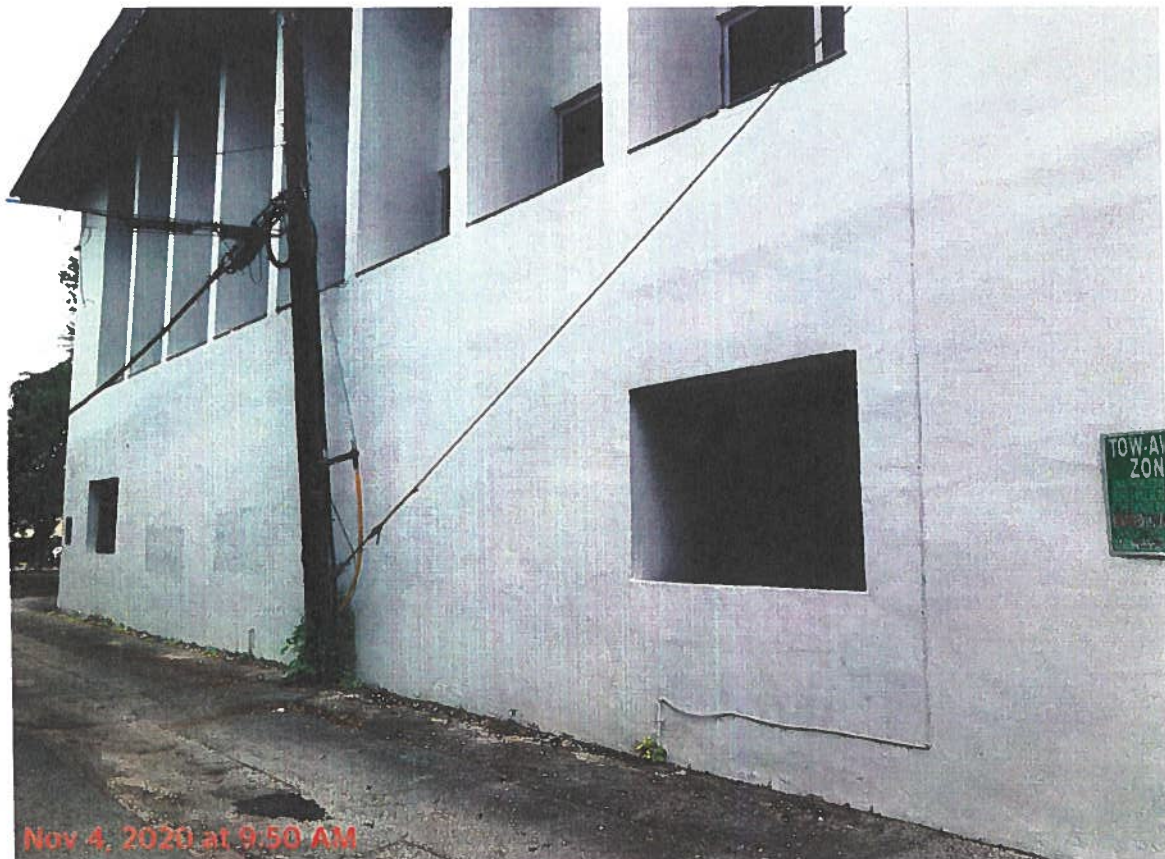
Thank you,

Terri Sheppard  
Field Supervisor  
Code Enforcement Division  
Development Services Department  
405 Biltmore Way  
Coral Gables, FL 33134  
(305)460-5239

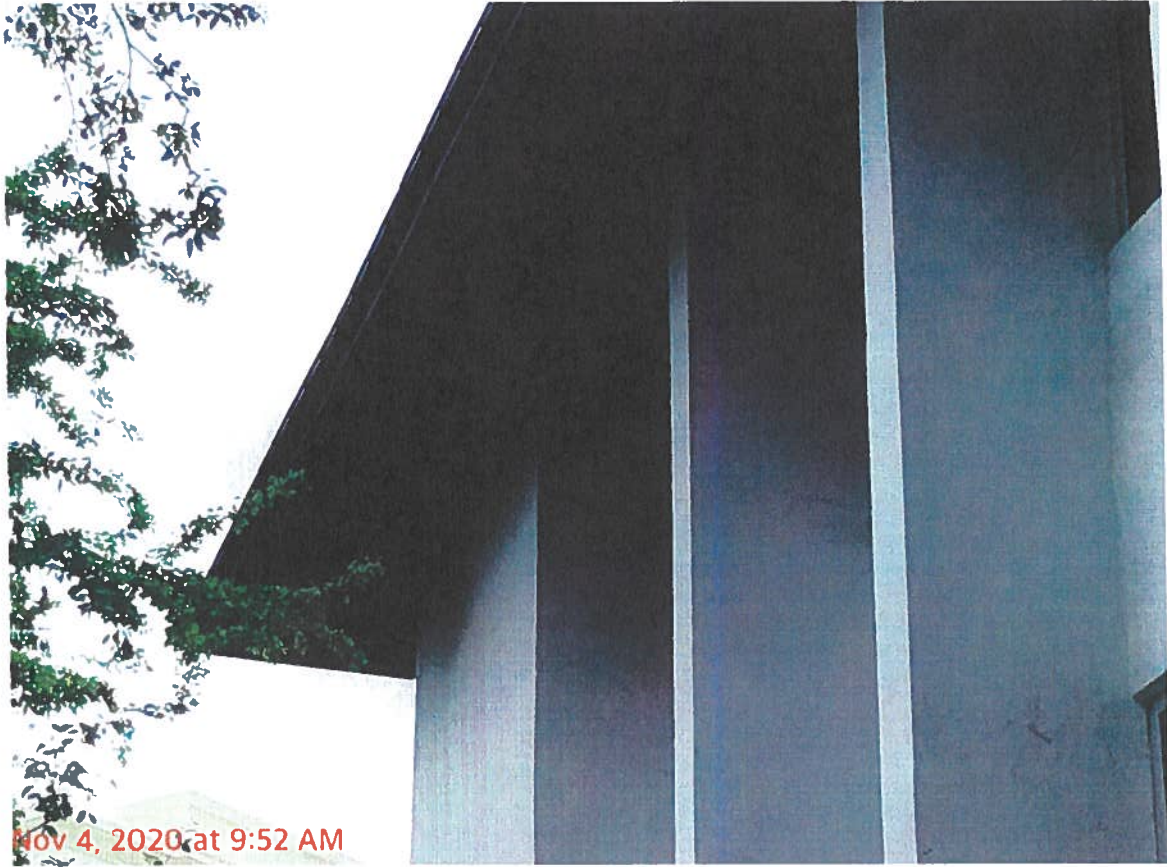




Nov 4, 2020 at 9:50 AM



Nov 4, 2020 at 9:50 AM

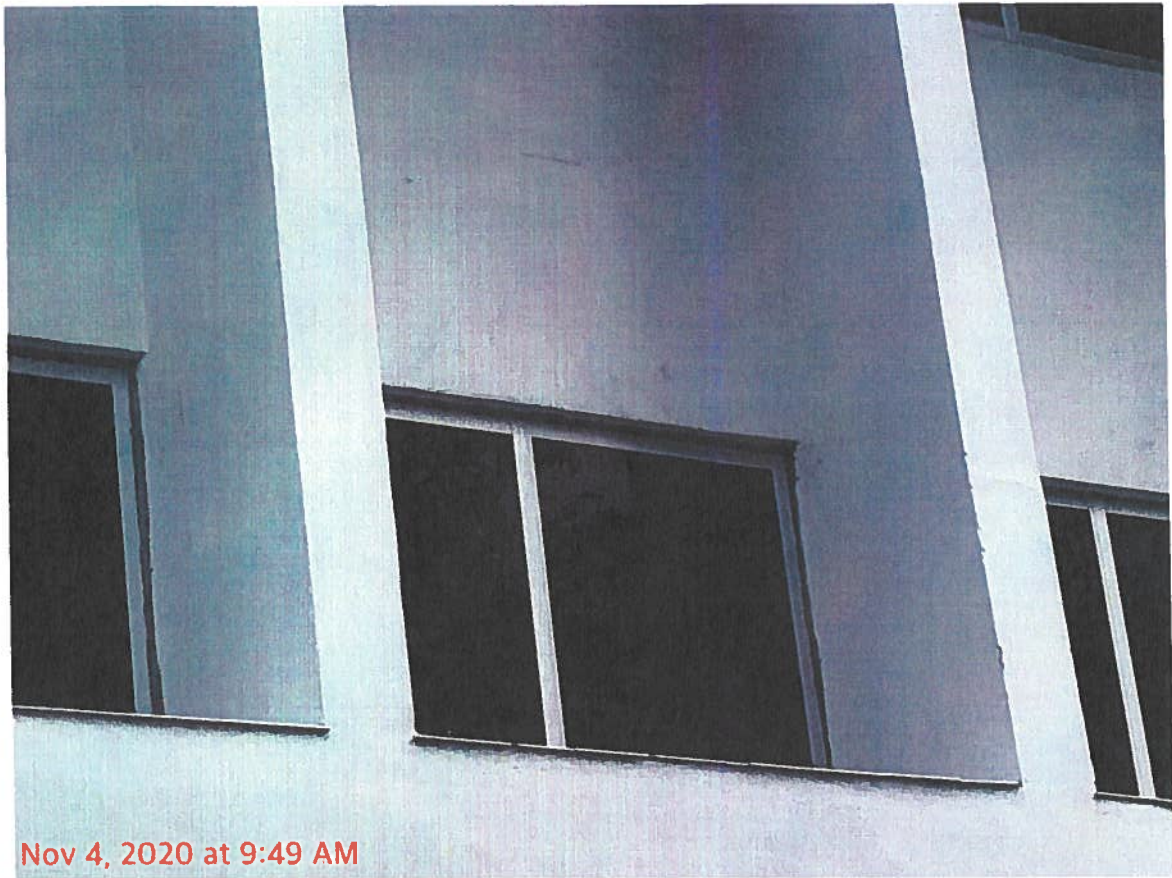


Nov 4, 2020 at 9:52 AM



Nov 4, 2020 at 9:50 AM





## Sheppard, Terri

---

**From:** Sheppard, Terri  
**Sent:** Tuesday, January 19, 2021 10:37 PM  
**To:** Sheppard, Terri  
**Subject:** 4800 Le Jeune



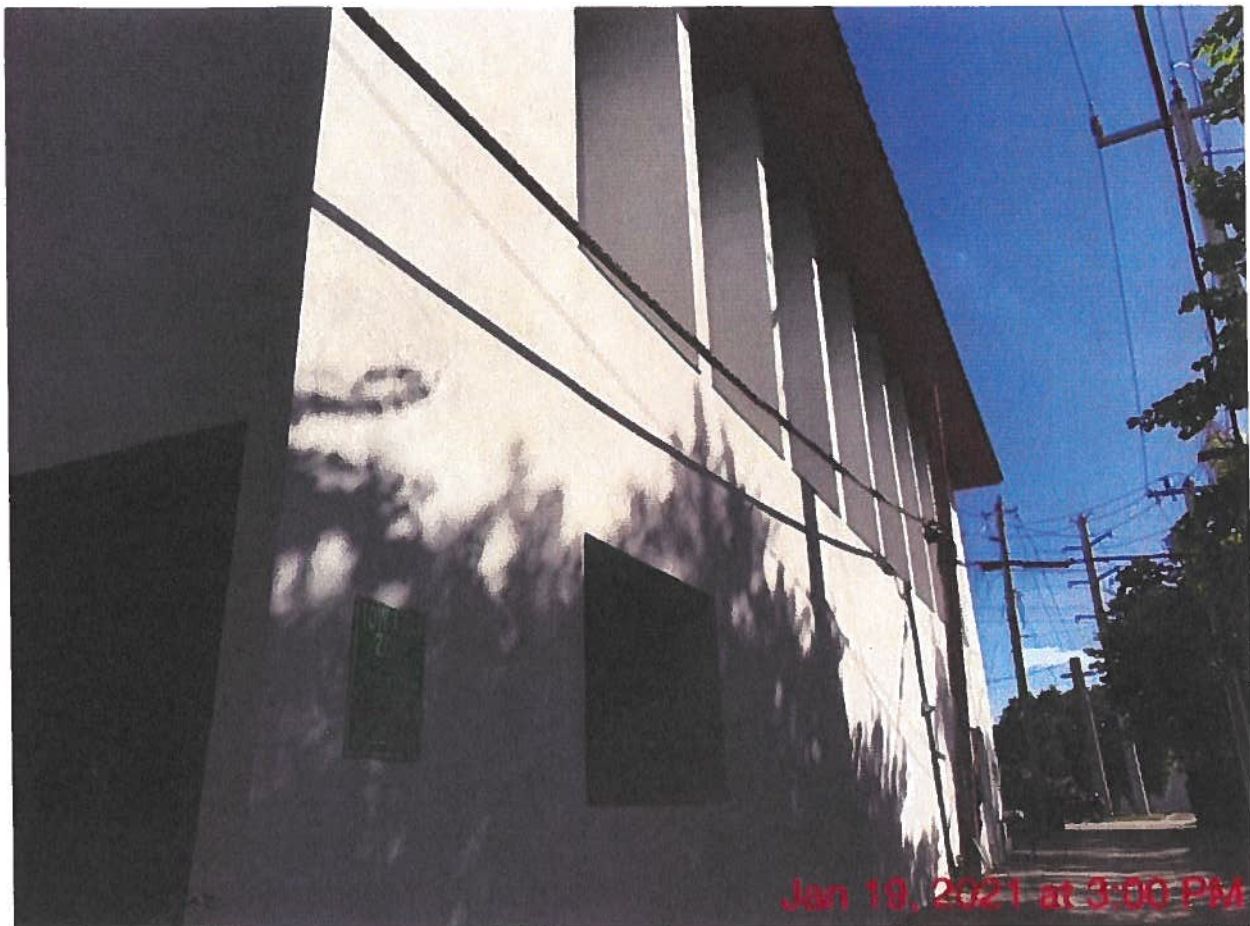














Terri Sheppard  
Field Supervisor  
Code Enforcement Division  
Development Services Department  
427 Biltmore Way, Suite 100  
Coral Gables, FL 33134  
(305)460-5239  
(305)460-5348 Fax



**\*\*\*\*\*CORRECTIVE LIEN\*\*\*\*\***

**Amending Lien Recorded :**

**CFN: 20210135069 BOOK 32363 PAGE 4422-4423**

**DATE: 02/23/2021 08:47:44 AM**

**HARVEY RUIN, CLERK OF COURT OF MIA-DADE CTY**

**Summary: Corrects per day fine to properly reflect board order**

**BEFORE THE CODE ENFORCEMENT BOARD  
IN AND FOR THE CITY OF CORAL GABLES  
MIAMI-DADE COUNTY, FLORIDA  
LIEN**

THE CITY OF CORAL GABLES

CASE NO.: CE281513

vs.

Properties 4 US INC.  
4800 Le Jeune Road  
Coral Gables, FL 33146

VIOLATION LOCATED AT:  
4800 Le Jeune Road

On February 19, 2020, the Code Enforcement Board found you guilty of violating the following sections of the City of Coral Gables Code: **City Code - Chapter 105, section 105-23, F.B.C. - section 105.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.**

**Zoning Code - Article 3, section 3-207(D). No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation. Permits BL-16-05-6522 Interior Renovations, BL-16-06-6488 Windows and Doors are expired and have been open more than one year. Remedy: Need to reactivate permits, call for inspections and close out the permits. Need to close out all permits that have exited more than one year.**


The Board assessed the \$108.75 administrative costs (PAID). You were given until February 25, 2020, to comply or a fine of ~~\$150.00~~ \$250.00 per day would be imposed for each day the

violations continued to exist beyond that date. You did not fully comply by the time specified.

*Pursuant to Sections 101-107(c) or 101-140(b) of the City of Coral Gables Code of Ordinances, a certified copy of the order imposing the fine and/or requiring the payment of administrative and investigative costs may be recorded in the Public Records of Miami-Dade County, Florida and thereafter shall constitute a lien against the following described property and against any other real or personal property owned by the violator:*

**Lots 21 thru 27, Block 35, Coral Gables Riviera Sec 1 REV, a subdivision according to the Plat thereof, recorded in Plat Book 28, at Page 31, of the public records of Miami-Dade County, Florida, bearing folio number 03-4120-022-4000.**

DATED at Coral Gables, Miami-Dade County, Florida on this 17th day of February, 2021.

BY:   
 IVONNE CUTIE, CLERK  
 CODE ENFORCEMENT BOARD  
 427 BILTMORE WAY, SUITE 100

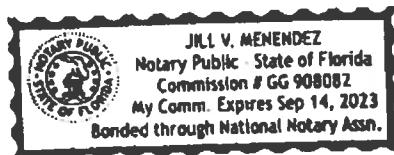
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

**BEFORE ME**, the undersigned authority, personally appeared IVONNE CUTIE, who after being duly sworn under oath deposes and states that she is the Clerk of the Code Enforcement Board for the City of Coral Gables and has executed the foregoing Lien with due authority from said Board and the facts contained there are true and correct.

Sworn to or affirmed, and subscribed before me this 17<sup>th</sup> day of February, in the year 2021, by Ivonne Cutie who is personally known to me or has produced \_\_\_\_\_ as identification.

My commission expires:



  
 NOTARY PUBLIC, STATE OF FLORIDA



# CITY OF CORAL GABLES

## Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

91 7108 2133 3932 5964 5850

5/18/2022

-vs-

PROPERTIES 4 US INC  
3127 PONCE DE LEON BOULEVARD  
CORAL GABLES FL 33134

Case #: CE297928-110420

Folio #: 03-4120-022-4000

**Address of Violation(s):**  
**4800 LE JEUNE RD ("Property")**

This cause having come before the Code Enforcement Board for Hearing on 5/18/2022, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

### **FINDINGS OF FACT**

**The Respondent, who is the Owner of the Property, has agreed to entry of this Order.** The Respondent is subject to Section 101-107 of the City Code. The Respondent is in violation of Section 105-27 of the City Code as follows:

1. The property roof (i.e. the mansard fascia) is in disrepair.
2. The soffits are missing in some areas.
3. The building walls are dirty, discolored, and/or peeling. This violation was corrected as of 4-18-22.
4. Windows are missing paint around the sills.
5. Parking lot is missing pavement in some areas. This violation was corrected as of 4-18-22.
6. Address sign is in disrepair.
7. Windows are missing cover and not opaque. This violation was corrected as of 4-18-22.
8. Swale is missing ground cover.
9. Walkways and sidewalks are dirty.

### **CONCLUSIONS OF LAW**

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the **Order** of this Board, based upon the foregoing and the agreement of the parties:

1. The Respondent shall the register the vacant Property and shall maintain the Property as set forth herein.
2. The Respondent shall correct the remaining violations of the City Code as set forth below.
3. The Respondent shall, within 10 days of the date of this Order, correct all City code violations on the Property that do not require permits (i.e. shall clean the exterior walls and cover the windows of the Structure, place ground cover on the swale and clean the walkways and sidewalks).
4. The Respondent shall obtain, within 30 days of the date of this Order, all required development approvals to repair the roof and soffits and paint the Structure ("Permits")
5. The Respondents shall make substantial progress on the work authorized by the Permits to the satisfaction of the Building Official within 30 days of the date that the City notifies the Respondent that the Permits are ready and every 30 days thereafter, until the work has passed all required inspections and the Permits have been closed.
6. The Respondent shall pass final inspection on the Permits within 90 days of the date that the City notifies the Respondent that the Permits are ready to be picked up and, in any event, no later than 120 days from the date of this Order.
7. The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise.
8. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
9. In the event of non-compliance by the Respondent with this Order, a fine of \$250 per day shall per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.
10. The City Code Enforcement Division or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised

due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.

11. The Respondent shall pay the administrative costs for the hearing of \$108.75.

**12. If the Respondent does not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violators.**

Upon complying, the Respondent must notify Code Enforcement Officer Kenneth Vilato, **305 460-5388**; [kvilato@coralgables.com](mailto:kvilato@coralgables.com), who will inspect the Property and verify either compliance or non-compliance.

### **CONCLUSIONES DE LEY**

Los resultados de hechos anteriores constituyen una violación de las secciones listadas del Código de la Ciudad de Coral Gables.

Es la **Orden** de esta Junta, basado en lo anterior:

1. El Demandado deberá pagar los gastos administrativos de \$108.75.
2. El Demandado deberá corregir las violaciones. Los párrafos 1-12, escritos en inglés más arriba, se incorporan aquí.
3. Si la violaciones no son corregidas como se describe más arriba, una multa de \$250.00 se impondrá cada día después de que continúe cualquiera violación.
4. **Si el Demandado no cumple dentro del tiempo especificado, una copia certificada de esta Orden será inscrita en los Archivos Públicos del Condado de Miami-Dade y CONSTITUIRA UN GRAVAMEN en contra de la propiedad en donde existe las violaciones o sobre cualquier propiedad personal de los infractores.**

Al corregir la violación, el Demandado deben notificar al Oficial del Cumplimiento del Código Kenneth Vilato, **305 460-5388**; [kvilato@coralgables.com](mailto:kvilato@coralgables.com), quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.

  
Alba Aguila, Acting Clerk  
Code Enforcement Board

Jul 7, 2022 at 12:27:48 P  
4800 S le Jeune R  
Coral Gables FL 3314



07-07-2022 12:27 PM



Jul 7, 2022 at 12:14:30 PM  
4720 S le Jeune Rd  
Coral Gables FL 33146



07-07-2022 12:14 PM



Jul 7, 2022 at 1:09:40 PM  
4800 S. Jeune Rd  
Coral Gables FL 3314





Jul 7, 2022 at 12:49:37 PM  
4712 S Le Jeune Rd  
Coral Gables, FL 3314



07-07-2022 12:49 PM



Jul 7, 2022 at 12:28:36 PM  
4800 S le Jeune Rd  
Coral Gables FL 3314



07-07-2022 12:28 PM

## Goizueta, Virginia

---

**From:** Ramirez, Douglas  
**Sent:** Wednesday, July 13, 2022 4:06 PM  
**To:** alp@alp-law.com; Goizueta, Virginia  
**Cc:** Cabrera, Suramy  
**Subject:** FW: 4800 S. Le Jeune Rd - status and new violation

Per Suramy, please add this to next CRB. Thank you both.

*Douglas A. Ramirez, MS, PE*  
**Assistant Building Director**  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134  
(305)476-7239 direct dial



**From:** Ramirez, Douglas <dramirez@coralgables.com>  
**Sent:** Tuesday, July 12, 2022 10:42:18 AM  
**To:** alp@alp-law.com <alp@alp-law.com>  
**Cc:** Cabrera, Suramy <scabrera@coralgables.com>  
**Subject:** RE: 4800 S. Le Jeune Rd - status and new violation

Thank you for the detailed update sir.

*Douglas A. Ramirez, MS, PE*  
**Assistant Building Director**  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134  
(305)476-7239 direct dial



**From:** alp@alp-law.com <alp@alp-law.com>  
**Sent:** Monday, July 11, 2022 6:19 PM  
**To:** Cabrera, Suramy <scabrera@coralgables.com>  
**Cc:** Vilato, Kenneth <kvilato@coralgables.com>; Sheppard, Terri <tsheppard@coralgables.com>; Ceballos, Gustavo

<gceballos@coralgables.com>; Code Enforcement <CodeEnforcement@coralgables.com>; Ramirez, Douglas  
<dramirez@coralgables.com>; Suarez, Cristina <csuarez@coralgables.com>  
**Subject:** 4800 S. Le Jeune Rd - status and new violation

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

Re-sent as separate email to avoid size limitations and to revise text.

\* \* \*

Dear Suramy:

Please find attached the recorded lien for the 2018 case. The owners also entered into the attached agreed order on 5-18-22. The property is already in foreclosure. The mortgagee filed the foreclosure in February 2022. The City filed its answer asserting its lien and the pending code enforcement action on 4-13-22. At that time the fines were \$194,250. Fines are still accruing at \$250 per day.

The deadline to obtain the roof permit, pursuant to the agreed order in the new code enforcement case, was 6-20-22 and the owner submitted an extension request (for all of the pending violations) that was being processed when the officer found that there was work being conducted without a permit. I attached the NOV, which I understand is being converted to a citation.

The owner did apply for a roof permit on 4-21-22 and had to re-submit on 5-4-22. Manny approved it today and it is awaiting review by the City architect. (See comments below).

On 7-1-22, the owner asked a question that I forwarded to the City on 7-5-22 regarding the permit application for the other work they would like to do on the structure to correct the violations in the old order. (Please see the email below.) Please let me know what to tell the owner.

Also, please let me know if you would like me to ask Virginia to put this case on the next CRB agenda or if the foregoing is sufficient for now.

Thanks!

\* \* \*

**FBC Building - Roofing**

Submittal Status

In Review

Received Date

07/08/2022

Due Date

07/08/2022

Completed Date

**Building • Approved • Lopez - Building Manuel •**

**Completed : 07/11/2022**

Due Date

07/08/2022  
Completed Date  
07/11/2022

**Correction (1)**

Correction Type  
~~Building Correction~~  
Category  
~~Building Correction~~  
Comment

~~1. DERM APPROVAL REQUIRED.~~

**City Architect • In Review • Riesco - City Architect  
Juan • Due : 07/08/2022**

Due Date  
07/08/2022  
Completed Date  
**FBC Building - Roofing**  
Submittal Status  
Requires Re-submit  
Received Date  
04/22/2022  
Due Date  
04/22/2022  
Completed Date  
05/04/2022

\*\*\*

**From:** Ana Santisteban-Diaz <[annie@rjdpa.com](mailto:annie@rjdpa.com)>  
**Date:** Friday, July 1, 2022 at 3:44 PM  
**To:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Cc:** Yessenia Carvalho <[yesse@rjdpa.com](mailto:yesse@rjdpa.com)>  
**Subject:** RE: 4800 S. Le Jeune Rd

Thank you for your email. During a recent follow up with the City, I was informed that my request on revisions were not going to be accepted and that a "new" permit would be required. I was informed that they would be canceling the old permit and we needed to start over- start the application all over again. Frankly this did not make sense to me. However, this is certainly causing delay and more expense to me. Perhaps you can assist or clarify

All your efforts are appreciated

Very truly yours,

Alexander L. Palenzuela  
Law Office of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1950  
Miami, FL 33131-3298  
tel: (305) 333-0467

[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

**CONFIDENTIAL COMMUNICATION:** This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential, and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 333-0467 and by return e-mail and double delete this message, along with any reply and attachments.

**From:** Suramy Cabrera <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>

**Date:** Monday, July 11, 2022 at 12:01 PM

**To:** "Kenneth ("Danny") Vilato" <[kvilato@coralgables.com](mailto:kvilato@coralgables.com)>, "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>, "Sheppard, Terri" <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>, "Gustavo J. Ceballos" <[gceballos@coralgables.com](mailto:gceballos@coralgables.com)>, Code Enforcement <[CodeEnforcement@coralgables.com](mailto:CodeEnforcement@coralgables.com)>, Douglas Ramirez <[dramirez@coralgables.com](mailto:dramirez@coralgables.com)>

**Subject:** RE: 4800 S. Le Jeune Rd

This property has been a major issue for a few years. We took them to CEB before Covid and they had an order, which they ignored. Running fines should have started and the property should have already been liened. Please advise on the status of the lien. I want to proceed with taking them to CRB and move forward with foreclosure.

Doug, please work on this with relevant staff and provide an update by Wednesday.

**From:** Vilato, Kenneth <[kvilato@coralgables.com](mailto:kvilato@coralgables.com)>

**Sent:** Thursday, July 7, 2022 1:52 PM

**To:** [alp@alp-law.com](mailto:alp@alp-law.com); Sheppard, Terri <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>; Ceballos, Gustavo <[gceballos@coralgables.com](mailto:gceballos@coralgables.com)>; Code Enforcement <[CodeEnforcement@coralgables.com](mailto:CodeEnforcement@coralgables.com)>; Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>

**Subject:** Re: 4800 S. Le Jeune Rd

Good afternoon,

Upon inspection today, there are several contractors working up stairs. And roofing trucks outside. Their interior build out permit BL-16-05-6522 is expired and I issued a RED tag.

The roof worker I spoke to said they were doing a repair and the Lead contractor I spoke to, said they were only measuring for an estimate. No roof permit applied for.

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 22-4466

vs.

Gables Waterway Property, LLC  
Properties 4 US, INC.  
4800 Le Jeune Rd  
Coral Gables, FL 33146-1819

Return receipt number:

7021 1970 0000 4016 0145

**NOTICE OF UNSAFE STRUCTURE VIOLATION  
AND NOTICE OF HEARING**

Date: July 26, 2022

Re: 4800 S. Le Jeune Rd, legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number 03-4120-022-4000 ("Property"), and the three-story commercial building on the Property, built in 1985 ("Structure").

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. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 of the City Code; as follows:

**Sec. 105-89. Physical criteria for unsafe structures.**

A structure shall be considered unsafe if it meets any of the following criteria:

- (3) The structure is not completed in substantial conformity with the plans and specifications upon which the building permit for construction was issued and 120 days or more have lapsed since the expiration, revocation, or cancellation of the building permit.**
- (10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:**
  - (i) The construction of the structure or the construction or installation of systems or components within the structure has been commenced or completed without a permit or all of the required inspections or where the permit has expired prior to the required final inspections and the issuance of a certificate of occupancy or certificate of completion.**
  - (ii) The structure or part thereof meets any of the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the applicable codes following the expiration of a reasonable notice period.**

Specifically, you have performed extensive interior demolition without a permit, and you allowed the permits for the interior renovation (painting and flooring)(permit number BL16-05-6522) and replacement of the windows (permit number BL-16-06-6488) of the Structure to expire on October



**14, 2016 and February 21, 2016, respectively. These permits have not been re-opened, even though you were provided notice of the violations on October 26, 2018 and again on June 23, 2021. Moreover, construction workers, including roofers, were present and were working on July 7, 2022, even though there were no active permits on the Property.**

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on August 8, 2022, 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 , Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

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 \$1000 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.

  
Virginia Goizueta  
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.

**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: Properties 4 US, INC., c/o Richard J. Diaz, P.A., Registered Agent, 3127 Ponce de Leon Blvd, Coral Gables, FL 33134-6816  
PS Funding Inc., 2121 Park Place, Ste 250, El Segundo, CA 90245-4843  
PS Funding Inc., c/o Incorporating Services, Ltd., Registered Agent, 3500 S. Dupont Hwy, Dover, DE 19901-6041

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Lot 21, less portion thereof deeded to Dade County by Special Warranty Deed dated June 16, 1961, filed on July 5, 1961, under Clerk's File Number 1961-114436, of the Public Records of Miami-Dade County, Florida and all of Lots 22, 23, 24, 25, 26 and 27 in Block 35 of CORAL GABLES RIVIERA SECTION PART ONE, according to the Plat thereof as recorded in Plat Book 28 Page 31 of the Public Records of Miami-Dade County, Florida.

Track Another Package +

Tracking Number: 70211970000040160145

Remove X

We could not access the delivery location to deliver your package at 9:53 am on July 30, 2022 in MIAMI, FL 33146. We will redeliver on the next delivery day. No action needed.

USPS Tracking Plus® Available ▾

No Access to Delivery Location

July 30, 2022 at 9:53 am  
MIAMI, FL 33146

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USPS Tracking Plus®	▾
Product Information	▾

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### FAQs

Feedback



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 22-4466

vs.

Gables Waterway Property, LLC  
Properties 4 US, INC.  
4800 Le Jeune Rd  
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Return receipt number:

7021 1970 0000 4016 0145

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**14, 2016 and February 21, 2016, respectively. These permits have not been re-opened, even though you were provided notice of the violations on October 26, 2018 and again on June 23, 2021. Moreover, construction workers, including roofers, were present and were working on July 7, 2022, even though there were no active permits on the Property.**

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Secretary to the Board

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PS Funding Inc., 2121 Park Place, Ste 250, El Segundo, CA 90245-4843  
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CERTIFIED MAIL®

THE CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
405 BILTMORE WAY

P.O. BOX 141549  
CORAL GABLES, FLORIDA 33114-1



7021 1970 0000 4016 0145



*Vacant*  
*8/3/22*

*Re: VG*

Gables Waterway Property, LLC  
Properties 4 US, INC.  
4800 Le Jeune Rd  
Coral Gables,

NIXIE 331 DE 1 0000/03/22

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

9300020207325200

33114154949

0805-01331-29-13





CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 22-4466

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 4800 S. Le Jeune Rd. , ON July 27, 2022 AT 9:45 a.m. AND  
WAS ALSO POSTED AT CITY HALL.

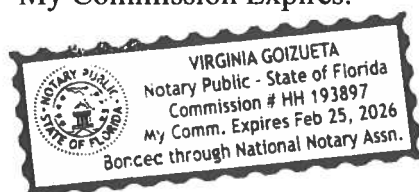
EDUARDO MARTIN  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or    online  
notarization, this 27 day of July, in the year 2022, by  
Eduardo Martin who is personally known to me.

My Commission Expires:



[Signature]  
Notary Public **CIT**



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** August 8, 2022

**CASE NO.:** 22-4466

**BUILDING ADDRESS:** 4800 LE JEUNE RD

**FOLIO NUMBER:** 03-4120-022-4000

**OWNER:** 4800 Le Jeune Rd.

**USE:** Commercial

**# OF LIVING UNITS:** 0

**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. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 of the City Code because:

- Extensive interior demolition has been performed without a permit.
- Once the permits were obtained, they were allowed to expire:
  - permit number BL-16-05-6522 for interior renovation (painting and flooring) expired on October 14, 2016
  - permit number BL-16-06-6488 for replacement of windows expired on February 21, 2016
- These permits have not been extended, even though you were provided notice of the violations on October 26, 2018 and again on June 23, 2021.
- Moreover, construction workers, including roofers, were present and were working on July 7, 2022, even though there were no active permits on the Property.

**DATES AND ACTIVITIES:**

07/21/16	Permit BL-16-06-6488 for: STOREFRONT WINDOWS (52) & DOORS (3) -CLEAR ANODIZE FRAME/ GRAY GLASS \$84,000
10/14/16	Permit BL-16-05-6522 for: COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS (\$92,000)
11/29/18	Code Enforcement notified the property owner permits where expired.
02/19/20	Property heard by the Code Enforcement Board
04/28/20	Permit BL-16-06-6488 expired
06/23/21	Notice of Unsafe Structure and Notice of Emergency Action to secure commercial structure mailed with return receipt; delivered.
06/23/21	Notice of Unsafe Structure and Notice of Emergency Action to secure commercial structure posted on Structure.
02/04/22	Permit BL-16-05-6522
07/27/22	Notice of Unsafe Structure Violation and Notice of Hearing mailed with return receipt, No access to delivery location.
07/27/22	Notice of Hearing posted on Structure and at City Hall.
08/08/22	Board Hearing

**TO DATE THE OWNER HAS:** NOT extended the expired permits

**BUILDING OFFICIAL'S RECOMMENDATION:** To Be determined at the meeting

**PERMIT HISTORY:**

<b>10/14/16</b>	<b>Permit BL-16-05-6522 for: COMMERCIAL INTERIOR RENOVATIONS &amp; PAINTING W/ FLOORING @ 2ND &amp; 3RD FLOORS (\$92,000)</b>
06/26/17	<u>Permit extension</u> granted for Permit BL-16-05-6522
03/08/18	<u>Permit extension</u> granted for Permit BL-16-05-6522
11/21/18	<u>Permit extension</u> granted for Permit BL-16-05-6522
03/16/20	<u>Permit extension</u> granted for Permit BL-16-05-6522
07/29/21	<u>Permit extension</u> granted for Permit BL-16-05-6522
02/03/22	Revision submitted
02/04/22	<b>Permit BL-16-05-6522</b>
06/09/22	Plans submitted for interior demolition and additional work (Revision RV-22-02-7356-cancelled) BLDB-22-06-0795 created for interior demolition and new interior work.
07/22/22	BLDB-22-06-0795 REJECTED plan review comments available on-line
<b>07/21/16</b>	<b>Permit BL-16-06-6488 for: STOREFRONT WINDOWS (52) &amp; DOORS(3) -CLEAR ANODIZE FRAME/ GRAY GLASS \$84,000</b>
02/08/17	RV-16-11-6745- REVISION to BL-16-06-6488- ARCHITECTURAL & STRUCTURAL
01/18/18	<u>Permit extension</u> granted for Permit BL-16-06-6488
03/16/20	<u>Permit extension</u> granted for Permit BL-16-06-6488
04/28/20	<b>Permit BL-16-06-6488 expired</b>
07/18/22	BLDB-22-04-0642 Flat roof replacement issued



**City of Coral Gables Construction Regulation Board & Unsafe Structures  
Speaker Sign-in Sheet**

Date: 8/8	Location: Commission Chambers
-----------	-------------------------------

Name: Ana San-Isabel For Properties 4 US	
Address: 3127 Rene De Leon Blvd	
E-mail: Amie@BJSOPA.COM	Telephone #: 305-444-7181
Case: 22-4466	

Name:	
Address:	
E-mail:	Telephone #:
Case:	

Name:	
Address:	
E-mail:	Telephone #:
Case:	

Name:	
Address:	
E-mail:	Telephone #:
Case:	



4800 S. Le Jeune Rd.



## Goizueta, Virginia

---

**From:** Goizueta, Virginia  
**Sent:** Tuesday, August 23, 2022 12:58 PM  
**To:** 'Annie Santisteban'  
**Cc:** Yessenia Carvalho; alp@alp-law.com  
**Subject:** RE: 4800 Le Jeune  
**Attachments:** ORDER PENDING RECORDING.pdf; INVOICE.pdf; PAYMENTS.pdf

Good afternoon Ms. Santiesteban,

Attached please find a copy of the Construction Regulation Board Order which has been sent to be recorded.

Additionally, please find an invoice for the Board fees. You can register and pay on-line with a credit card.

Let me know if you have any questions on this matter.

Thank you

*Virginia Goizueta*

*Building Service Coordinator*  
*City of Coral Gables*  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250

**From:** Annie Santisteban <annie@rjdpa.com>  
**Sent:** Monday, August 22, 2022 3:47 PM  
**To:** Goizueta, Virginia <vgoizueta@coralgables.com>  
**Cc:** Yessenia Carvalho <yesse@rjdpa.com>; alp@alp-law.com  
**Subject:** RE: 4800 Le Jeune

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

Hi Virginia

I know you were out last week. Hope you enjoyed your time off.

When you have a chance, please advise when I should expect to receive the order/notice of the decision from the Construction Board. Alternatively, if you could direct me to where I may be able to obtain a copy of the written decision

Thanks!



Richard J. Diaz, P.A.  
3127 Ponce de Leon Blvd  
Coral Gables, FL 33134  
T: (305) 444. 7181  
F: (305) 402. 7879  
E: [Annie@rjdpa.com](mailto:Annie@rjdpa.com)



#### ATTORNEY CLIENT PRIVILEGED INFORMATION

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Richard J. Diaz, P.A.  
3127 Ponce De Leon Blvd  
Coral Gables, FL 33134  
T: 305.444.7181  
F: 305.444.8178  
E: [Annie@rjdpa.com](mailto:Annie@rjdpa.com)

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message. Thank You.

Richard J. Diaz, P.A.  
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## Goizueta, Virginia

---

**From:** Goizueta, Virginia  
**Sent:** Friday, September 2, 2022 10:58 AM  
**To:** Angie Socarras; Annie Santisteban  
**Cc:** alp@alp-law.com; Lopez, Manuel; Yessenia Carvalho  
**Subject:** RE: 4800 Le Jeune Rd.  
**Attachments:** REGISTRATION.pdf; PAYMENTS.pdf

Good morning attacehd is the invoice for the change of contractor for the previously issued permit BL-16-06-6488.

Please have the contractor register in the old permit system "legacy system" and pay for the permit. Once BL-22-08-8941 is paid; BL-16-06-6488 will be closed.

The Required inspections are shown below.



**CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPT INVOICE**

PERMIT ID: 323789

405 Biltmore Way - Coral Gables, FL 33134  
(305) 460-5235

**Site Address:** 4800 LE JEUNE RD  
CORAL GABLES, FL 33146-1819

**PERMIT NUMBER:** **BL-22-08-8941**

**PARCEL NUMBER:** **03-4120-022-4000**

**Project Name:**

**Legal Description:**

PB 28-31 CORAL GABLES RIVIERA SEC 1 REV LOTS 21 THRU 27 BLK 35 LOT SIZE 16806 SQUARE FEET OR 13888-1587 1088 6

**Applicant:**

SOFL INC  
13931 SW 106TH ST  
MIAMI, FL 33186  
(305) 799-8005

**Owner:**

PROPERTIES 4 US INC  
4800 LEJEUNE RD  
MIAMI, FL 33146

**Contractor:**

SOFL INC  
11550 INTERCHANGE CIR N  
MIRAMAR, FL 33025

**Tenant:**

**Qualifier:** RICARDO J SELLEK  
**Bus. License:** CGC1515423

**Cust. #:** 042269

**Project Description:**

CHANGE OF CONTRACTOR FROM BL-16-06-6488  
STOREFRONT WINDOWS (52) & DOORS(3) -CLEAR ANODIZE FRAME/ GRAY GLASS \$84,000

LOCATION	IN VG FILE
DATE OF LAST ROUTING	08/31/2022
# OF PAGES OF DOCUMENTATION :	2
COST OF CONSTRUCTION	84000
COMMERCIAL/RESIDENTIAL	comm

FEES	
DOCUMENT PRESERVATION FE	2.90
ORDINANCE 2006-27 FILING FEE	2.00
BOND	1,000.00
COMERCIAL CHANGE OF CONT	500.00
<b>TOTAL:</b>	<b>\$1,504.90</b>

**Issued Date:**

**Expiration Date:** 02/27/2023

**Required Inspections:**

<u>Inspection Code</u>	<u>Complete Code</u>	<u>Inspection Name</u>
bl084		FINAL BUILDING
certificat		CERT OF COMPLETION OR OCCUPANCY ISSUANCE
zn004		FINAL ZONING

Thank you

*Virginia Goizueta*

*Building Service Coordinator*

*City of Coral Gables*

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250

**From:** Angie Socarras <angiesocarras@so-fl.com>

**Sent:** Friday, September 2, 2022 10:25 AM

**To:** Goizueta, Virginia <vgoizueta@coralgables.com>

**Cc:** alp@alp-law.com; Annie Santisteban <annie@rjdpa.com>; Lopez, Manuel <mlopez@coralgables.com>; Yessenia Carvalho <yesse@rjdpa.com>

**Subject:** Re: 4800 Le Jeune Rd.

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

Good morning attached please find updated WC and state license.

Thank you

On Aug 31, 2022, at 3:06 PM, Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)> wrote:

Afternoon,

The Change of contractor for the window replacement permit has been approved and assigned BL-22-08-8941 however; SOFL INC , the contractor, must provide an update workers compensation certificate and a copy of the revised state license.

Please have them e-mail it to my e-mail.

Thank you

*Virginia Goizueta*

Building Service Coordinator  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250

**From:** [alp@alp-law.com](mailto:alp@alp-law.com) <[alp@alp-law.com](mailto:alp@alp-law.com)>

**Sent:** Wednesday, August 31, 2022 12:02 PM

**To:** Annie Santisteban <[annie@rjdpa.com](mailto:annie@rjdpa.com)>; Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>

**Cc:** Angie Socarras <[angiesocarras@so-fl.com](mailto:angiesocarras@so-fl.com)>; Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>; Yessenia Carvalho <[yesse@rjdpa.com](mailto:yesse@rjdpa.com)>

**Subject:** Re: 4800 Le Jeune Rd.

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

Dear Ms. Santisteban:

I am available after 1 p.m. Please note that the Board's existing order cannot be revised, however, the Board may enter a different order at a future hearing.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Office of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1950  
Miami, FL 33131-3298  
tel: (305) 333-0167  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

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---

**From:** Ana Santisteban-Diaz <[annie@rjdpa.com](mailto:annie@rjdpa.com)>  
**Date:** Wednesday, August 31, 2022 at 11:38 AM  
**To:** Virginia Goizueta <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>  
**Cc:** Angie Socarras <[angiesocarras@so-fl.com](mailto:angiesocarras@so-fl.com)>, "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>, Manuel Lopez <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>, Yessenia Carvalho <[yesse@rjdpa.com](mailto:yesse@rjdpa.com)>  
**Subject:** RE: 4800 Le Jeune Rd.

On Roof, we are pending the scheduling of an off duty officer to block a lane on LeJeune so that the roofers can access the mansard facing LeJeune to make repairs.

On windows-noted

On interior permit (BL-16-05-6522), originally the permit was extended to February, 2022. However, as you know, that permit was canceled in December, 2021 by the City. In January, 2022, unaware of the cancelation, we submitted revisions. Then in February, 2022, we were advised of the cancelation of the permit and we were given a new permit number (BLDB-22-06-0795). That is running its course. The architect advised me that the revisions are currently being addressed with the mechanical engineer. I hope to have the revision ready for submittal soon.

Virginia, you mentioned that you would discuss a revision of the August 23, 2022 order with Alexander

Alexander, I will call you this afternoon to discuss the foregoing as well as other matters raised in your last email to me.

Thank You All.

Annie Santisteban

<image001.jpg><image002.png>

<image003.png><image004.png><image005.png><image006.png>

**ATTORNEY CLIENT PRIVILEGED INFORMATION**

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone at (305-444-7181) or by replying to this message. Thank You. <image007.png><image007.png><image007.png><image007.png>



**From:** Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>  
**Sent:** Wednesday, August 31, 2022 11:27 AM  
**To:** Annie Santisteban <[annie@rjdpa.com](mailto:annie@rjdpa.com)>  
**Cc:** Angie Socarras <[angiesocarras@so-fl.com](mailto:angiesocarras@so-fl.com)>; alp@alp-law.com; Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>; Yessenia Carvalho <[yesse@rjdpa.com](mailto:yesse@rjdpa.com)>  
**Subject:** 4800 Le Jeune Rd.

Ms. Santiesteban,

As per our meeting this morning;

1. The roofing permit was issued on 7/18/22 and had a roofing inspection on 8/24/22.
2. The change of contractor for the window permit BL-16-06-6488 was submitted today and we are processing it.
3. Permit BL-16-05-6522 is expired however; it will be superseded by BLDB-22-06-0795. BLDB-22-06-0795 has been rejected by Plumbing, fire, electrical and building since 7/22/22. You will need to pick up the plans and provide responses to the plan review comments. Plan review comments are provided via the on-line system.

You can request to be scheduled for the Construction Regulation Board (October meeting) prior to the Board's order deadline by providing your request via e-mail.

Thank you

*Virginia Goizueta*  
Building Service Coordinator  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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Angie Socarras

SOFL, Inc.  
7900 SW 57 AVE #13  
Miami FL 33143  
786-255-2690



This instrument prepared by and  
after recording return to:  
Virginia Goizueta  
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. 22-4466

vs.

Properties 4 US, Inc.  
4800 Le Jeune Rd  
Coral Gables, FL 33146-1819  
Respondent.

Return receipt number:

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on August 8, 2022 on the Notice of Unsafe Structure Violation 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, Properties 4 US, Inc. ("Owner"), and any lienholders of record for the property located at **4800 S. Le Jeune Rd**, legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number 03-4120-022-4000 ("Property"), and the three-story commercial building on the Property, built in 1985 ("Structure").
2. On July 26, 2022, the Building Official declared the Structure unsafe because the Owner had performed extensive interior demolition and renovations without a permit when it allowed the permits for the interior renovation (painting and flooring)(permit number BL16-05-6522) and replacement of the windows (permit number BL-16-06-6488) of the Structure to expire on October 14, 2016 and February 21, 2016, respectively. As of the date of the hearing, the Owner had not applied to extend the expired development approvals, including, but not limited to, building permits, to renovate the Structure ("Permits"). These permits have not been re-opened, even though the Owner was provided notice of the violations on October 26, 2018 and again on June 23, 2021.
3. Therefore, **the Structure is hereby declared unsafe** pursuant to §§ 105-89 (3) and (10)(i) and (10)(l) of the City Code.

**Order**

4. It is, therefore, **ORDERED** that the Owner shall obtain and pass final inspection on the Permits to repair the Structure or, instead, to demolish the Structure ("Required Action") as follows: **A.** Obtain and

pass final inspection on the Permits within thirty (30) days of the date of this Order; **B.** Provide a construction schedule as requested by the Building Official.

5. *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.

6. *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.

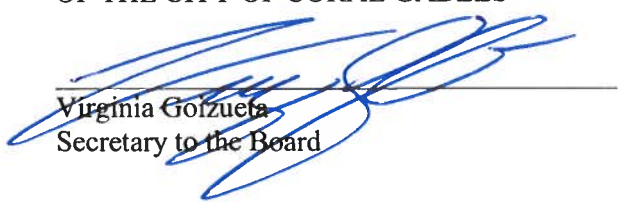
7. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and 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.

8. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

9. **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 Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. Failure to request an administrative hearing within twenty (20) 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 23 day of August, 2022.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES



Virginia Goizueta  
Secretary to the Board

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-95(6) 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.**

C: Properties 4 US, INC., c/o Richard J. Diaz, P.A., Registered Agent, 3127 Ponce de Leon Blvd, Coral Gables, FL 33134-6816  
PS Funding Inc., 2121 Park Place, Ste 250, El Segundo, CA 90245-4843  
PS Funding Inc., c/o Incorporating Services, Ltd., Registered Agent, 3500 S. Dupont Hwy, Dover, DE 19901-6041

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot 21, less portion thereof deeded to Dade County by Special Warranty Deed dated June 16, 1961, filed on July 5, 1961, under Clerk's File Number 1961-114436, of the Public Records of Miami-Dade County, Florida and all of Lots 22, 23, 24, 25, 26 and 27 in Block 35 of CORAL GABLES RIVIERA SECTION PART ONE, according to the Plat thereof as recorded in Plat Book 28 Page 31 of the Public Records of Miami-Dade Coun





**CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPT INVOICE**

405 Biltmore Way - Coral Gables, FL 33134  
(305) 460-5235

**Site Address:** 4800 LE JEUNE RD  
CORAL GABLES, FL 33146-1819

**PERMIT NUMBER:** **BL-22-08-8857**

**PARCEL NUMBER:** **03-4120-022-4000**

**Project Name:**

**Legal Description:**

PB 28-31 CORAL GABLES RIVIERA SEC 1 REV LOTS 21 THRU 27 BLK 35 LOT SIZE 16806 SQUARE FEET OR 13888-1587 1088 6

**Applicant:**

PROPERTIES 4 US INC  
4800 LEJEUNE RD  
MIAMI, FL 33146

**Owner:**

PROPERTIES 4 US INC  
4800 LEJEUNE RD  
MIAMI, FL 33146

**Contractor:**

**Cust. #:** 039714

**Tenant:**

**Qualifier:**

**Bus. License:**

**Project Description:**

UNSAFE STRUCTURE-CONSTRUCTION REGULATION CASE 21-2266 FOR EXPIRED PERMITS

DATE CREATED/SIGNED IN		FIRE REVIEW	N
# OF PAGES TO RECORD	3	HISTORICAL REVIEW	N
PERMIT EXPDITER		INVOICING	N
CONSTRUCTION REGULATION BO	600	MECHANICAL REVIEW	N
LOCATION MISC		PLUMBING REVIEW	N
CRB SETTLEMENT AGREEMENT	0.0000	PUBLIC WORKS REVIEW	N
DATE OF LAST ROUTING		STRUCTURAL REVIEW	N
BUILDING REVIEW	N	ZONING REVIEW	N
CONCURRENCY REVIEW	N	STRUCTURAL ENGINEER	
ELECTRICAL REVIEW	N	ART IN PUBLIC PLACES REVIEW	N

**FEES**

DOCUMENT RECORDING FEE	30.00
CONSTRUCTION REGULATION	600.00

**Warning to owner:** A recorded notice of commencement might be required to be submitted prior to inspection scheduling.

**Issued Date:**

**Expiration Date:** 02/19/2023

**CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES  
SUNSHINE STATE ONE CALL 811**

**TOTAL:** **\$630.00**



Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law

SCHEDULE AN INSPECTION VIA THE WEB: [WWW.CORALGABLES.COM](http://WWW.CORALGABLES.COM)  
DEVELOPMENT SERVICES: 305-460-5245  
PUBLIC WORKS: 305-460-5025/26

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

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**FOR THE CITY OF CORAL GABLES**

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Petitioner,

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Respondent.

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CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Virginia Goizueta  
Secretary to the Board

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C: Properties 4 US, INC., c/o Richard J. Diaz, P.A., Registered Agent, 3127 Ponce de Leon Blvd, Coral Gables, FL 33134-6816  
PS Funding Inc., 2121 Park Place, Ste 250, El Segundo, CA 90245-4843  
PS Funding Inc., c/o Incorporating Services, Ltd., Registered Agent, 3500 S. Dupont Hwy, Dover, DE 19901-6041

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## Goizueta, Virginia

---

**From:** Annie Santisteban <annie@rjdpa.com>  
**Sent:** Monday, August 15, 2022 4:52 PM  
**To:** Goizueta, Virginia  
**Cc:** Yessenia Carvalho; alp@alp-law.com  
**Subject:** 4800 Le Jeune

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

Good Afternoon

I am following up on the decision of last week's hearing before the Construction Board. I have not yet received the order/notice of the decision. I would like to take steps to address the decision, therefore, would like to know when I should expect to receive the written decision.

Annie Santisteban



Richard J. Diaz, P.A.  
3127 Ponce de Leon Blvd  
Coral Gables, FL 33134  
T: (305) 444. 7181  
F: (305) 402. 7879  
E: [Annie@rjdpa.com](mailto:Annie@rjdpa.com)



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Richard J. Diaz, P.A.  
3127 Ponce De Leon Blvd  
Coral Gables, FL 33134  
T: 305.444.7181  
F: 305.444.8178  
E: Annie@rjdpa.com

Richard J. Diaz, P.A.  
3127 Ponce De Leon Blvd  
Coral Gables, FL 33134  
T: 305.444.7181  
F: 305.444.8178  
E: Annie@rjdpa.com

message. Thank You.

Richard J. Diaz, P.A.  
3127 Ponce De Leon Blvd  
Coral Gables, FL 33134  
T: 305.444.7181  
F: 305.444.8178  
E: Annie@rjdpa.com

Richard J. Diaz, P.A.  
3127 Ponce De Leon Blvd  
Coral Gables, FL 33134  
T: 305.444.7181  
F: 305.444.8178  
E: Annie@rjdpa.com

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

CITY OF CORAL GABLES,

Case No. 22-4466

Petitioner,

vs.

Properties 4 US, Inc.  
4800 Le Jeune Rd  
Coral Gables, FL 33146-1819

Return receipt number:

7021 1970 0000 4015 5035

Respondent.

**NOTICE OF NON-COMPLIANCE AND INTENT TO LIEN**

Date: September 30, 2022

Re: **4800 S. Le Jeune Rd**, legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number 03-4120-022-4000 ("Property"), and the three-story commercial building on the Property, built in 1985 ("Structure")

On August 23, 2022, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

**The amount currently due is \$2,380, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.**

**You may request an administrative hearing which shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order. You may file a written request for hearing within twenty (20) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of your right to the administrative hearing and the City shall record a certified copy of the Order, which shall create a lien on all of your non-exempt real and personal property. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing. Your immediate attention to this matter would be appreciated. Please call me at 305-460-5250 to discuss your options regarding fines associated with this case.**

Estimado infractor(es):

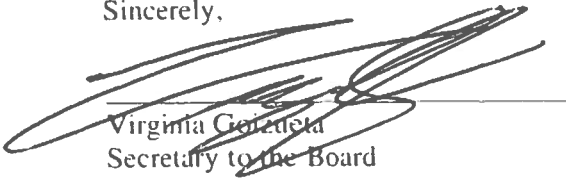
El 23 de agosto de 2022, la Junta de Regulación de Construcción de la Ciudad sometió una orden en este asunto fijando un plazo para el cumplimiento de esta orden y aceptando la acumulación de multas por cada día en que el incumplimiento continúe y para el pago de los gastos administrativos y costos de investigación, según corresponda ("Orden"). De acuerdo con nuestros registros, usted no cumplió con la fecha límite en la orden ni pagó los costos. Además, se han acumulado multas que tampoco se han pagado. Por lo tanto, la Ciudad tiene la intención de registrar una copia certificada de la Orden en los Registros Públicos del

Condado de Miami-Dade, Florida, que constituirá un gravamen.

El monto debido hasta la fecha es \$2,130, el cual puede estar acumulando multas adicionales sobre una base diaria y puede incluir costos administrativos e investigativos.

Usted puede solicitar una audiencia administrativa que se limitará estrictamente a determinar si y cuando usted corrigió las violaciones del código y pagó las sanciones civiles y los costos, si los hubiera, según lo requiera la Orden. Usted puede presentar una solicitud por escrito para la audiencia dentro de los veinte (20) días de la fecha de este aviso. Al no solicitar una audiencia administrativa esto constituirá una renuncia a su derecho a la audiencia administrativa y la Ciudad registrará una copia certificada de la Orden, la cual creará un gravamen sobre todas sus propiedades reales y personales que no estén exentas. Todas las multas aplicables seguirán acumulando mientras la audiencia esté pendiente y, si no tiene éxito en la audiencia, las multas se acumularán retroactivamente hasta la fecha plazo de la Orden. Si usted no tiene éxito en la audiencia, también será responsable de los costos razonables de la audiencia administrativa. Se necesita su atención inmediata a este asunto. Por favor, llámeme al 305-460-5250 para discutir sus opciones en relación con las multas asociadas por este caso.

Sincerely,



Virginia Goetz  
Secretary to the Board

c: Properties 4 US, INC., c/o Richard J. Diaz, P.A., Registered Agent, 3127 Ponce de Leon Blvd, Coral Gables, FL 33134-6816  
PS Funding Inc., 2121 Park Place, Ste 250, El Segundo, CA 90245-4843  
PS Funding Inc., c/o Incorporating Services, Ltd., Registered Agent, 3500 S. Dupont Hwy., Dover, DE 19901-6041

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Lot 21, less portion thereof deeded to Dade County by Special Warranty Deed dated June 16, 1961, filed on July 5, 1961, under Clerk's File Number 1961-114436, of the Public Records of Miami-Dade County, Florida and all of Lots 22, 23, 24, 25, 26 and 27 in Block 35 of CORAL GABLES RIVIERA SECTION PART ONE, according to the Plat thereof as recorded in Plat Book 28 Page 31 of the Public Records of Miami-Dade County, Florida.

## Goizueta, Virginia

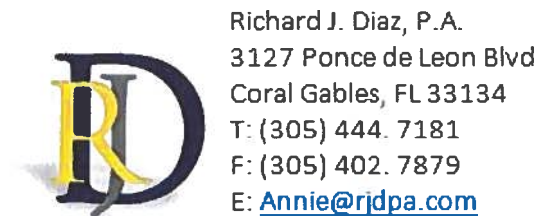
---

**From:** Annie Santisteban <annie@rjdpa.com>  
**Sent:** Friday, September 30, 2022 4:11 PM  
**To:** alp@alp-law.com; Goizueta, Virginia  
**Cc:** Yessenia Carvalho  
**Subject:** RE: 4800 S. Le Jeune Rd

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

Yes of course I request a hearing. I thought we were set to bring up the timing of compliance before the board in the upcoming weeks and that the since time in the agreement and the time to bring before the board is a product of holiday and the board not otherwise in session that it would not be counted against me. If that is the case, why then the notice of intent to lien

Annie Santisteban



### ATTORNEY CLIENT PRIVILEGED INFORMATION

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone at (305-444-7181) or by replying to this



Richard J. Diaz, P.A.  
3127 Ponce De Leon Blvd  
Coral Gables, FL 33134  
T: 305.444.7151  
F: 305.444.5175  
E: [Annie@rjdpa.com](mailto:Annie@rjdpa.com)

Richard J. Diaz, P.A.  
3127 Ponce De Leon Blvd  
Coral Gables, FL 33134  
T: 305.444.7151  
F: 305.444.5175  
E: [Annie@rjdpa.com](mailto:Annie@rjdpa.com)

message. Thank You.

Richard J. Diaz, P.A.  
3127 Ponce De Leon Blvd  
Coral Gables, FL 33134  
T: 305.444.7151  
F: 305.444.5175  
E: [Annie@rjdpa.com](mailto:Annie@rjdpa.com)

Richard J. Diaz, P.A.  
3127 Ponce De Leon Blvd  
Coral Gables, FL 33134  
T: 305.444.7151  
F: 305.444.5175  
E: [Annie@rjdpa.com](mailto:Annie@rjdpa.com)

---

**From:** alp@alp-law.com <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Sent:** Friday, September 30, 2022 4:01 PM  
**To:** Annie Santisteban <[annie@rjdpa.com](mailto:annie@rjdpa.com)>; Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>  
**Cc:** Yessenia Carvalho <[yesse@rjdpa.com](mailto:yesse@rjdpa.com)>  
**Subject:** Re: 4800 S. Le Jeune Rd

Dear Ms. Santisteban:

Please find attached the notice of intent to lien. Please note that you will receive a notice of hearing for the next available hearing date, which is currently 11-14-22 at 2:00 p.m.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Office of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1950  
Miami, FL 33131-3298  
tel: (305) 333-0467  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential, and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 375-9510, ext. 303, or by return e-mail and double delete this message, along with any reply and attachments.

---

**From:** Ana Santisteban-Diaz <[annie@rjdpa.com](mailto:annie@rjdpa.com)>  
**Date:** Tuesday, September 6, 2022 at 7:29 PM  
**To:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>, Virginia Goizueta <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>  
**Cc:** Yessenia Carvalho <[yesse@rjdpa.com](mailto:yesse@rjdpa.com)>  
**Subject:** 4800

Good Afternoon

Please accept this email to confirm that I request a hearing before the Construction Regulations Board as soon as possible to address the matters, specifically the time periods, listed in the August 23, 2022 order.

Annie Santisteban



ATTORNEY CLIENT PRIVILEGED INFORMATION

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone at (305-444-7181) or by replying to this

Richard J. Diaz, P.A. 3127 Ponce De Leon Blvd Coral Gables, FL 33134 T: 305.444.7181 F: 305.444.5175 E: <a href="mailto:Annie@rjdpa.com">Annie@rjdpa.com</a>	Richard J. Diaz, P.A. 3127 Ponce De Leon Blvd Coral Gables, FL 33134 T: 305.444.7181 F: 305.444.5175 E: <a href="mailto:Annie@rjdpa.com">Annie@rjdpa.com</a>
---	---

message. Thank You.

Richard J. Diaz, P.A. 3127 Ponce De Leon Blvd Coral Gables, FL 33134 T: 305.444.7181 F: 305.444.5175 E: <a href="mailto:Annie@rjdpa.com">Annie@rjdpa.com</a>	Richard J. Diaz, P.A. 3127 Ponce De Leon Blvd Coral Gables, FL 33134 T: 305.444.7181 F: 305.444.5175 E: <a href="mailto:Annie@rjdpa.com">Annie@rjdpa.com</a>
---	---

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 22-4466

vs.

Properties 4 US, Inc.  
4800 Le Jeune Rd  
Coral Gables, FL 33146-1819

Return receipt number:

7021 1970 0000 4015 5264

Respondent.

**NOTICE OF HEARING ON NOTICE OF NON-COMPLIANCE AND INTENT TO LIEN**

Date: October 31, 2022

Re: **4800 S. Le Jeune Rd**, legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number 03-4120-022-4000 ("Property"), and the three-story commercial building on the Property, built in 1985 ("Structure")

**This matter is set for hearing before the City's Construction Regulation Board ("Board") in the Board Room, 427 Biltmore Way, Coral Gables, Florida 33134, on November 14, 2022, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful 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 Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5229.

Sincerely,

  
Virginia Goizueta  
Secretary to the Board

c: Properties 4 US, INC., c/o Richard J. Diaz, P.A., Registered Agent, 3127 Ponce de Leon Blvd, Coral Gables, FL 33134-6816  
PS Funding Inc., 2121 Park Place, Ste 250, El Segundo, CA 90245-4843  
PS Funding Inc., c/o Incorporating Services, Ltd., Registered Agent, 3500 S. Dupont Hwy, Dover, DE 19901-6041

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Lot 21, less portion thereof deeded to Dade County by Special Warranty Deed dated June 16, 1961, filed on July 5, 1961, under Clerk's File Number 1961-114436, of the Public Records of Miami-Dade County, Florida and all of Lots 22, 23, 24, 25, 26 and 27 in Block 35 of CORAL GABLES RIVIERA SECTION PART ONE, according to the Plat thereof as recorded in Plat Book 28 Page 31 of the Public Records of Miami-Dade County, Florida.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 22-4466

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

I, FRANCISCO R. FERNANDEZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 4800 S. Le Jeune Rd., ON October 31, 2022 AT 10:51AM AND  
WAS ALSO POSTED AT CITY HALL.

FRANCISCO R. FERNANDEZ

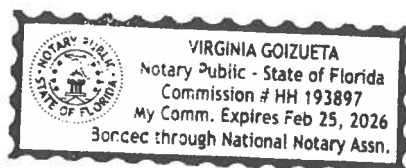
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or \_\_\_ online  
notarization, this 31 day of October, in the year 2022, by  
Francisco R. Fernandez who is personally known to me.

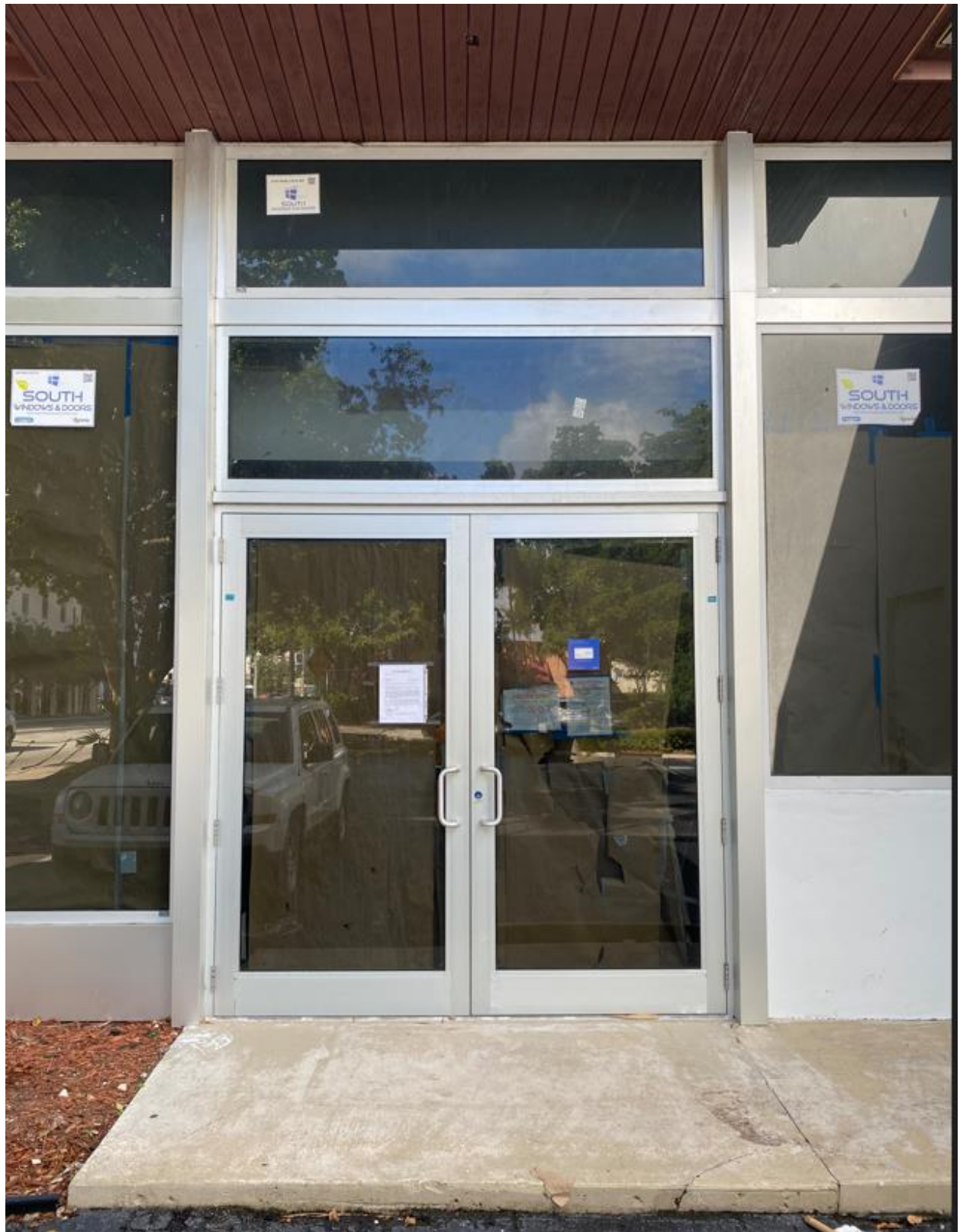
My Commission Expires:



[Signature]  
Notary Public







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

CITY OF CORAL GABLES,

Case No. 22-4466

Petitioner,

vs.

Properties 4 US, Inc.  
c/o Richard J. Diaz, P.A.  
Registered Agent  
3127 Ponce de Leon Blvd  
Coral Gables, FL 33134-6816

Return receipt number:

7021 1970 0000 4015 6957

Respondent.

**NOTICE OF HEARING ON RESPONDENT'S REQUEST FOR EXTENSION OF TIME**


Date: February 24, 2023

Re: **4800 S. Le Jeune Rd**, legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number 03-4120-022-4000 ("Property"), and the three-story commercial building on the Property, built in 1985 ("Structure")

**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 March 13, 2023, at 2:00 p.m. The hearing shall be on the Respondent's request, dated January 10, 2023, to extend the deadline for compliance of January 23, 2023 ("Request"), in the Board's Order on Non-Compliance with Unsafe Structures Order, dated November 22, 2022 ("Order"). The hearing shall be strictly limited to considering the Request. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You may also be liable for the reasonable costs of the administrative 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 Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5229.

Sincerely,

  
\_\_\_\_\_  
Virginia Goizueta  
Secretary to the Board

c:

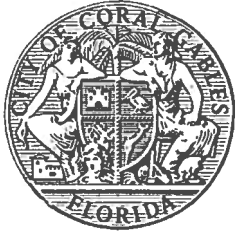
PS Funding, Inc.,  
c/o Gerald Davis, Esq.,  
Trenam Law,  
200 Central Avenue, Ste 1600,  
St. Petersburg, FL 33701-3578

7021 1970 0000 4015 6964

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Lot 21, less portion thereof deeded to Dade County by Special Warranty Deed dated June 16, 1961, filed on July 5, 1961, under Clerk's File Number 1961-114436, of the Public Records of Miami-Dade County, Florida and all of Lots 22, 23, 24, 25, 26 and 27 in Block 35 of CORAL GABLES RIVIERA SECTION PART ONE, according to the Plat thereof as recorded in Plat Book 28 Page 31 of the Public Records of Miami-Dade County, Florida.



Title of Document Posted: Notice of Hearing on Respondent's Request for Extension of Time

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 4800 S. Lejeune Rd., ON February 24, 2023 AT 12:05 PM.

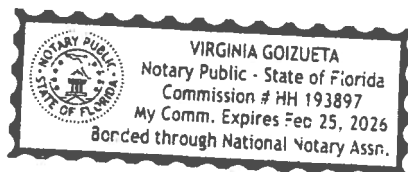
EDUARDO MARTIN  
Employee's Printed Name

Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 24 day of February, in the year 2023, by Eduardo Morcil who is personally known to me.

**My Commission Expires:**



  
Virginia Goizueta  
Notary Public









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

CITY OF CORAL GABLES,

Case No. 22-4466

Petitioner,

vs.

Properties 4 US, Inc.  
c/o Richard J. Diaz, P.A.  
Registered Agent  
3127 Ponce de Leon Blvd  
Coral Gables, FL 33134-6816

Return receipt number:

7021 1970 0000 4016 1173

Respondent.

**NOTICE OF HEARING ON RESPONDENT'S REQUEST FOR EXTENSION OF TIME**

Date: April 3, 2023

Re: **4800 S. Le Jeune Rd**, legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number 03-4120-022-4000 ("Property"), and the three-story commercial building on the Property, built in 1985 ("Structure")

**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 April 17, 2023, at 2:00 p.m. The hearing shall be on the Respondent's request, dated January 10, 2023, to extend the deadline for compliance of January 23, 2023 ("Request"), in the Board's Order on Non-Compliance with Unsafe Structures Order, dated November 22, 2022 ("Order"). The hearing shall be strictly limited to considering the Request. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You may also be liable for the reasonable costs of the administrative 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 Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5229.

Sincerely,

  
\_\_\_\_\_  
Virginia Goizueta  
Secretary to the Board

**City's Exhibit #6**

c:

PS Funding, Inc.,  
c/o Gerald Davis, Esq.,  
Trenam Law,  
200 Central Avenue, Ste 1600,  
St. Petersburg, FL 33701-3578

7021 1970 0000 4016 1180

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot 21, less portion thereof deeded to Dade County by Special Warranty Deed dated June 16, 1961, filed on July 5, 1961, under Clerk's File Number 1961-114436, of the Public Records of Miami-Dade County, Florida and all of Lots 22, 23, 24, 25, 26 and 27 in Block 35 of CORAL GABLES RIVIERA SECTION PART ONE, according to the Plat thereof as recorded in Plat Book 28  
Page 31 of the Public Records of Miami-Dade County, Florida.





CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Hearing on Respondent's Request for Extension of Time

I, Oniel E. Toledo, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 4800 S. Lejeune Rd., ON April 3rd, 2023 AT 9:38 AM.

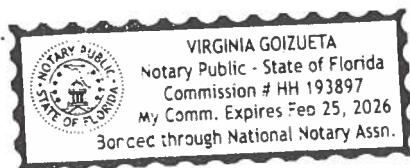
Oniel E. Toledo  
Employee's Printed Name

Oniel E. Toledo  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 3rd day of April, in the year 2023, by  
Oniel Toledo who is personally known to me.

My Commission Expires:



Virginia Goizueta  
Notary Public

City's Exhibit #7





City's Exhibit #8

BEFORE THE CONSTRUCTION REGULATION BOARD  
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case No. 22-4466

Petitioner,

vs.

Properties 4 US, Inc.  
c/o Richard J. Diaz, P.A.  
Registered Agent  
3127 Ponce de Leon Blvd  
Coral Gables, FL 33134-6816

Return receipt number:

7021 1970 0000 4016 1173

Respondent.

**NOTICE OF HEARING ON RESPONDENT'S REQUEST FOR EXTENSION OF TIME**

Date: April 3, 2023

Re: 4800 S. Le Jeune Rd, legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number 03-4120-022-4000 ("Property"), and the three-story commercial building on the Property, built in 1983 ("Structure")

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 April 17, 2023, at 2:00 p.m. The hearing shall be on the Respondent's request, dated January 10, 2023, to extend the deadline for compliance of January 23, 2023 ("Request"), in the Board's Order on Non-Compliance with Unsafe Structures Order, dated November 22, 2022 ("Order"). The hearing shall be strictly limited to considering the Request. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You may also be liable for the reasonable costs of the administrative 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 Virginia Gouzelet, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, [vgouzelet@coralgables.com](mailto:vgouzelet@coralgables.com), tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5229.

Sincerely,

  
Virginia Gouzelet  
Secretary of the Board



**Prepared by and Return to:**  
Pablo Rodriguez, Esq.  
Therrel Baisden, LLP  
One Southeast Third Ave, Suite 2950  
Miami, FL 33131

Tax Folio #03-4117-005-4140

---

(above space reserved for recording information)

### **WARRANTY DEED**

**THIS WARRANTY DEED** made the 15 day of November, 2017, by **MRD LEON, LLC**, a Florida limited liability company, whose post office address is c/o Therrel Baisden, LLP, One S.E. 3<sup>rd</sup> Ave., Suite 2950, Miami, FL 33131 (hereinafter referred to as the “**Grantor**”), to **MMSDDR PONCE, LLC**, a Florida limited liability company, whose post office address is c/o Therrel Baisden, LLP, One S.E. 3<sup>rd</sup> Ave., Suite 2950, Miami, FL 33131 (hereinafter collectively referred to as the “**Grantee**”).

(Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:** that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Miami-Dade County, Florida, viz:

**Lots 20 and 21, in Block 15 of Coral Gables Crafts Section (also known as Craft Section of Coral Gables) according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.**

**SUBJECT TO:**

1. Taxes for the year 2017 and years subsequent thereto;
2. Zoning ordinances of Miami-Dade County, Florida; and
3. Conditions, restrictions, easements and limitations of record, if any, without reimposing same.

**TOGETHER WITH** all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

**THIS** conveyance is not subject to Florida documentary stamp tax because the transfer has been made in accordance with the Florida Supreme Court decision of *Crescent Miami Center, LLC v. Florida Department of Revenue* (Case No. SC03-2063 may 19, 2005).

**IN WITNESS WHEREOF**, the undersigned has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered  
in the presence of:*

**MRD Leon, LLC, a Florida limited  
liability company**

Maria Cavanzo  
Printed Name: Maria Cavanzo

Stephanie Mazola  
Printed Name: Stephanie Mazola

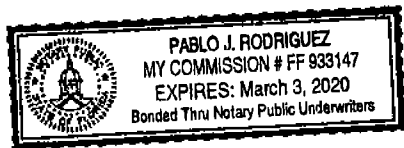
By: [Signature]

Ernesto Monteverde, Manager

Address: c/o Therrel Baisden, LLP  
One S.E. 3<sup>rd</sup> Ave., Suite 2950  
Miami, FL 33131

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

The foregoing instrument was sworn to and acknowledged before me this 15 day of November, 2017 by **Ernesto Monteverde, as Manager of MRD Leon, LLC, a Florida limited liability company**, who is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
State of Florida at Large  
\_\_\_\_\_  
Printed Notary Signature

My commission expires:



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

## Detail by Entity Name

Florida Limited Liability Company  
MMSDDR PONCE, LLC

### Filing Information

<b>Document Number</b>	L17000227129
<b>FEI/EIN Number</b>	82-3311713
<b>Date Filed</b>	11/02/2017
<b>Effective Date</b>	11/02/2017
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

c/o Pablo Rodriguez  
1 SE 3rd Ave.  
2950  
Miami, FL 33131

Changed: 01/07/2022

### Mailing Address

c/o Pablo Rodriguez  
1 SE 3rd Ave.  
2950  
Miami, FL 33131

Changed: 01/07/2022

### Registered Agent Name & Address

RODRIGUEZ, PABLO  
ONE S.E. 3RD AVE.  
2950  
MIAMI, FL 33131

### Authorized Person(s) Detail

#### **Name & Address**

Title Authorized Representative

MONTEVERDE, MARTIN



c/o Pablo Rodriguez  
1 SE 3rd Ave.  
2950  
Miami, FL 33131

Title Manager

Monteverde, Ernesto  
c/o Pablo Rodriguez  
1 SE 3rd Ave.  
2950  
Miami, FL 33131

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	01/20/2020
2021	01/29/2021
2022	01/07/2022

#### **Document Images**

<a href="#">01/07/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/02/2017 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



CFN 2003R0389175  
 DR Bk 21332 Pgs 2219 - 2227; (9pgs)  
 RECORDED 06/16/2003 09:24:12  
 MTG DOC TAX 3,185.00  
 INTANG TAX 1,820.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

## MORTGAGE AND SECURITY AGREEMENT

Executed this \_\_\_\_ day of June, 2003, by **Julio C. Marrero and Kathleen Marrero, his wife, of 2903 Salzedo St., Coral Gables, FL**, **Gilberto Galceran and Maritza Galceran, his wife, of 623 Stallion Ct Winter Springs, FL**, **Jorge Galceran and Christine Galceran, his wife, of 4117 Riviera Dr., Coral Gables, FL**, and **Tara Abbate, a married woman, of 30708**, hereinafter referred to "Mortgagor", to **TERRABANK, N.A., a national banking association**, of 3191 Coral Way, Miami, Florida 33145, party of the second part, hereinafter called the "Bank".

WITNESSETH, that for divers good and valuable considerations, and to secure the payment of the aggregate sum of money named in that certain Promissory Note of even date herewith given by Mortgagor, Bank, the Mortgagor and do hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto the Bank, in fee simple the following described real estate, of which the Mortgagor are now seized and possessed and in actual possession, situate in the County of Miami-Dade, State of Florida, legally described as follows:

**Lots 20 and 21, in Block 15, of CORAL GABLES CRAFTS SECTION (also known as CRAFTS SECTION OF CORAL GABLES), according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.**

TOGETHER with all structures and improvements now and hereafter on said land and the fixtures attached thereto, also together with all and singular the tenements, hereditaments, easements, riparian rights and appurtenances thereto, and also all the estate, right, title, interest and all claims and demands whatsoever, as well in law as in equity, of said Mortgagor and Mortgagor in and to the same, and every part and parcel thereof, and also all gas and electric fixtures, radiators, heaters, air conditioning equipment, machinery, boilers, ranges, trash mashers, garbage disposal units, elevators and motors, bathtubs, sinks, water closets, water basins, pipes, faucets and other plumbing and heating fixtures, mantels, refrigerating plants and ice boxes, window screens, screen doors, venetian blinds, storm shutters and awnings, which are not or may hereafter pertain to or be detachable, are and shall be deemed to be fixtures and accessions to the freehold and a part of the realty, and if the above described property is now or shall hereafter be used for commercial purposes, then the furniture and furnishing and any replacements thereof which may be owned by the Mortgagor and which are now or may hereafter be located upon the above described property.

TO HAVE AND TO HOLD the same, together with all the estate, right, title, interest, homestead, dower and right of dower, separate estate, possession, claim and demand whatsoever, in law or in equity of the said Mortgagor in and to the same, and every part thereof, unto the said Bank in fee simple.

The Mortgagor hereby covenant with the Bank that the Mortgagor are indefeasibly seized with the absolute and fee simple title to said property, and has full power and lawful authority to sell, convey, transfer and mortgage the same; that it shall be lawful at any time hereafter for the Bank to peaceably and quietly enter upon, have, hold, and enjoy said property, and every part thereof; that said land is free and discharged from all encumbrances, liens and claims of any kind, including taxes and assessments; that the Mortgagor will make such further assurances to perfect the fee simple title to said property in Mortgagor and Mortgagor as may reasonably be required; and that the Mortgagor hereby fully warrants unto the Bank the title to said property and will defend the

same against the mortgage claims and demands of all persons whomsoever,

NOW, THEREFORE, the condition of this mortgage is such that if the Mortgagor shall well and truly pay unto the Bank, all the amounts advanced under the terms of that Promissory Note of even date herewith and made by Mortgagor and payable to the Bank, in the principal amount of NINE HUNDRED TEN THOUSAND (\$910,000.00) DOLLARS AND NO/100, together with interest as therein stated, and shall perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants contained and set forth in this mortgage and in the Promissory Note secured hereby, then this mortgage and the estate hereby created shall cease and be null and void.

And the Mortgagor does hereby covenant and agree:

1. To pay all and singular the principal and interest and other sums of money payable by virtue of said Promissory Note and this mortgage, or either, promptly when the same become due.
2. To pay all and singular the taxes, assessments, including condominium association fees or assessments, other governmental levies, liabilities, obligations and encumbrances of every nature on said described property each and every when due and payable according to law, before they become delinquent, and, if the same shall not be promptly paid, the Bank may at any time, either before or after delinquency, pay the same without waiving or affecting the option to foreclose, or any right hereunder and every payment so made shall bear interest from the date thereof at the rate of eighteen (18%) percent per annum.
3. That the Mortgagor will keep all real and personal property now or hereafter encumbered by the lien of this mortgage insured as may be required from time to time by the Bank against loss by fire, flood, windstorm and other hazards, casualties and contingencies for such periods and for not less than such amounts as may be premiums for such insurance. Mortgagor agrees to deliver renewal or replacement policies of any nature or replacement certificates of insurance to the Bank at least ten (10) days prior to the expiration or anniversary date of the existing policies. Failure to deliver said policies to the Bank shall constitute a default under the terms of this Mortgage. The amounts of insurance required by the Bank shall be minimum amounts for which insurance shall be written and it shall be incumbent upon the Mortgagor to maintain such additional insurance as may be necessary to meet and comply fully with all co-insurance requirements contained in said policies to the end that the said Mortgagor is not a co-insurer thereunder. Insurance shall be written by a company or companies approved or designated by the Bank and all policies and renewals thereof shall be held by the Bank. All detailed designations by the Mortgagor which is accepted by the Bank and all agreements between Mortgagor and Bank relating to insurance, now existing or hereafter made, shall be in writing and shall be a part of this mortgage agreement as fully as though set forth verbatim herein and shall govern both parties hereto and their successors and assigns. No lien upon any of said policies of insurance or upon any refund or return premium which may be payable on the cancellation or termination thereof, shall be given to other than the Bank, except by the proper endorsement affixed to such policy and approved by Bank. Each policy of insurance shall have affixed thereto a Standard New York Mortgagee Clause policy payable to the Bank as its interest may appear. In the event any sum or sums of money become payable thereunder the Bank 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, without thereby waiving or impairing any equity, lien or right under and by virtue of this mortgage. In the event of loss or physical damage to the mortgaged property, the Mortgagor shall give immediate notice thereof by mail to the Bank and the Bank may make proof of loss if the same is not made promptly by the Mortgagor. In the event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee. The Mortgagor further agrees to abide by the rules and existing regulations of the Bank, in connection with required insurance coverage of the property herein encumbered.

4. That, in order to protect more fully the security of this mortgage, the Mortgagor, on the specified payment date of each month until the said Promissory Note is fully paid, will pay to the Bank the following sums, if the Bank shall so demand:
- (a) An installment of the taxes and assessment levied or to be levied against the premises covered by this mortgage; and an installment of the premium or premiums that will become due and payable to renew the insurance on the premises covered hereby against loss by fire, flood and windstorm, as provided for by paragraph 3 preceding, or such other hazard as may reasonably be required by the Bank. Such installments shall be equal, respectively to one-twelfth (1/12th) of the estimated premium or premiums for such insurance, and taxes and assessments next due (as estimated by the Bank) less all installments already paid therefor, divided by the number of months that are to elapse one month prior to the date when such premiums or premiums and taxes and assessments will become delinquent. The Bank shall hold such monthly payments in trust without interest or dividends to pay such premium or premiums, and taxes and assessments, before the same become delinquent.

Any deficiency in the amount of such aggregate monthly payments shall, unless paid by the Mortgagor prior to the due date of the next such payment, constitute an event of default under the mortgage. The Bank may collect a "late charge" not to exceed two cents for each dollar (\$1.00) of each payment more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.

5. That if the total of the payments made by the Mortgagor under (a) of paragraph 4 preceding shall exceed the amount of payments actually made by the Bank for taxes and assessments and insurance premiums, as the case may be, such excess shall be credited by the Bank towards subsequent payments to be made by the Mortgagor. If, however, the payments made by the Mortgagor under (a) of paragraph 4 preceding shall not have been sufficient to pay taxes and assessments and insurance premiums, as the case may be, when the same shall become due and payable, then the Bank may, at its option, immediately pay such taxes and assessments and insurance premiums, and the Mortgagor shall pay to the Bank any amount necessary to make up the deficiency, and such payment shall be due and payable within thirty (30) days after the date of mailing of notice by the Bank setting forth the amount of such deficiency. If, at any time, the Mortgagor shall tender to the Bank, in accordance with the provisions of the Promissory Note secured hereby, full payment of the entire indebtedness represented thereby, the Bank shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any balance remaining in the funds accumulated under the provisions of (a) of paragraph 4. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if the Bank acquires the property otherwise by default, the Bank shall apply, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under (a) of paragraph 4 preceding as a credit against the amounts then remaining unpaid under said Promissory Note.
6. To permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof, and upon the failure of the Mortgagor to keep the buildings on said property in good condition or repair and maintenance, the Bank may demand proper maintenance and the immediate repair of said buildings, or an increase in the amount of security, or the immediate repayment of the debt hereby secured, and the failure of the Mortgagor to comply with said demand of the Bank for a period of thirty (30) days shall constitute a breach of this mortgage, and, at the option of the Bank, immediately mature the entire principal and interest hereby secured, and entitle the Bank to immediately apply for the appointment of a receiver, as hereinafter provided; and in case of the refusal, neglect or inability of the Mortgagor to repair and maintain said property, the Bank may, at its option, make such repairs or cause the same to be made, and advance moneys in that behalf.

7. To perform, comply with and abide by each and every one of the stipulations, agreements, conditions and covenants in said Promissory Note and in this mortgage set forth.
8. To comply with the subdivision restrictions and the municipal zoning ordinances applicable to the mortgaged property; not to erect or permit to be erected any new buildings on the premises herein mortgaged or to add to or permit to be added to, make or permit to be made, any structural alteration to any of the existing improvements thereon without the written consent of the Bank; and in the event of any violation or attempt to violate these stipulations, or any of them, this mortgage and all sums secured hereby shall immediately become due and payable at the option of the Bank.
9. That in case of a default in any of the terms of this mortgage and in the filing of a suit to foreclose this or any other mortgage encumbering the within described property, the Bank shall be entitled to apply at the time, without notice pending such foreclosure suit, to the court having jurisdiction thereof for the appointment of a receiver of all and singular the mortgaged property, and of all rents, incomes, profits, issues and revenues thereof, from whatsoever sources derived; and thereupon it is hereby expressly covenanted and agreed that the court shall forthwith appoint a receiver of said mortgaged property, all and singular, and of such rents, incomes, profits, issues and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in like cases, and such appointment shall be made by the court as a matter of strict right to the Bank, and without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency of the Mortgagor, and such rents, profits, incomes, issues, and revenues shall be applied by such receiver to the payment of the mortgage indebtedness, costs and charges, according to the order of such court.
10. In the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the Mortgagor, the Bank may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagor without in any way vitiating or discharging the Mortgagor's liability hereunder or upon the debt herein secured. No sale of the premises hereby mortgaged and no forbearance on the part of the Bank, and no extension of the time for the payment of the debt hereby secured given by the Bank shall operate to release, discharge, modify, change or affect the original liability of the Mortgagor herein either in whole or in part.
11. That in the event the premises hereby mortgaged, or any part thereof, shall be condemned and taken under the power of eminent domain, the Bank shall have the right to demand that all damages awarded for the taking of or injury to said premises shall be paid to the Bank, its successors or assigns, up to the amount then unpaid on this mortgage, and may be applied to any sums last payable hereunder.
12. That time is of the essence of this contract and that no waiver of any obligation hereunder, or of the obligation secured hereby, shall at any time thereafter be held to be a waiver of the terms hereof or of the promissory note secured hereby.
13. In the event of any default on any of the terms of this mortgage, or in the promissory note secured hereby, and acceleration by the holder, or any other situation that would cause the interest paid or payable under this obligation to exceed the interest rate authorized by law, then in such event all excess interest theretofore paid shall be credited to principal and all accrued and unpaid excess interest shall abate and shall not be an obligation of the maker hereof or any other person.
14. That to the extent of the indebtedness of the Mortgagor to the Bank described herein or secured hereby, the Bank is hereby subrogated to the lien or liens and to the rights of the owner and holder thereof of each and every mortgage, lien or other encumbrance on the land described herein, which is paid and satisfied, in whole or

in part, out of the proceeds of the loan described herein or secured hereby, and the respective liens of said mortgages, liens or other encumbrances, shall be and the same and each of them hereby is preserved and shall pass to and be held by the Bank herein described or hereby secured to the same extent that it would have been preserved and been passed to and been held by the Bank had it been duly and regularly assigned, transferred, set over, and delivered unto the Bank be separate deed of assignment, notwithstanding the fact that the same any be satisfied and canceled of record, it being the intention of the parties hereto that the same will be satisfied and canceled of record by the holders thereof at or about the time of the recording of this mortgage.

15. That if any said sums of money herein referred to be not promptly and fully paid when the same severally become due and payable, or if each and every one of the stipulations, agreements, conditions and covenants of said Promissory Note and this mortgage, or any of them, are not fully performed, complied with and abided by, the said aggregate sum unpaid under said Promissory Note and this mortgage shall become due and payable forthwith or thereafter at the option of the Bank, as fully and completely as if the said aggregate sum of money were originally stipulated to be paid on such day, anything in said Promissory Note or herein to the contrary notwithstanding.
16. That in order to accelerate the maturity of the indebtedness hereby secured, because of the failure of the Mortgagor to pay any tax, assessment, liability, obligation or encumbrance upon said property, as herein provided, it shall not be necessary or requisite that the Bank shall first pay the same.
17. If a conveyance should be made by the Mortgagor of the premises herein described, or any part hereof, and the grantee named in such conveyance fails or refuses to seek and obtain the Bank's approval of the proposed conveyances and thereafter assume the payment of the obligations evidenced by said Promissory Note and secured by this mortgage in accordance with their respective terms; as same may be modified pursuant to paragraph 25 hereof and abide by the rules and regulations of the Bank, including payment of a reasonable transfer fee, then and in that event, at the option of the Bank, all sums of money secured hereby shall immediately become forthwith due and payable.
18. That the abstract or abstracts of title covering the mortgage property shall at all times during the life of this mortgage remain in the possession of the Bank, and in event of the foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the Mortgagor in and to any such abstract of title shall pass to the purchaser or grantee.
19. Should the validity or lien of this mortgage, or the indebtedness secured thereby be contested by litigation or otherwise, the Mortgagor agree to pay to the Bank the cost of defending the same including a reasonable attorney's fee.
20. To pay all and singular the costs, charges and expenses, including attorney's fees reasonably incurred, or paid at any time by the Bank because of the failure of the Mortgagor to perform, comply with and abide by each and every one of the stipulations, agreements, conditions and covenants of said Promissory Note and this mortgage, or any of them and every such payment shall bear interest from the date at the rate of eighteen percent (18%) per annum until fully paid.
21. The Mortgagor waives any rights to a jury trial which they may have as a result of any affirmative defense or counterclaim if filed by them in any mortgage foreclosure proceedings instituted by the Bank, its nominees or assigns.
22. The Bank shall have the right at any time and from time to time and without notice to or consent of any person to: (a) release any portion of the premises from the lien of this mortgage; (b) release any person liable for payment of any indebtedness secured hereby; (c) extend the time of payment or alter the terms of payment of all or any part of the indebtedness, without affecting or releasing the personal liability



of any person liable (other than any person released pursuant hereto) for the payment of any sum or interest secured hereby and without in any wise altering, varying or diminishing the force, effect or lien of this mortgage on all the premises not specifically released from the lien of this mortgage by the Bank.

23. Any agreement hereafter made by the Mortgagor and Bank pursuant to this mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.
24. The Mortgagor hereby covenants and agrees that this mortgage secures the payment of a Promissory Note of even date herewith in the principal sum of NINE HUNDRED TEN THOUSAND AND 00/100 (\$910,000.00) DOLLARS executed by Mortgagor and such future or additional advances as may be made by the Bank at its sole option to the Mortgagor or his successor in title for any purpose, provided that all such advances are made within twenty (20) years from the date of this 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 right of creditors or subsequent purchasers for valuable consideration. The total amount of indebtedness secured by this mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed TWO MILLION (\$2,000,000.00) DOLLARS AND NO/100 plus interest and any disbursements made for payment of taxes, levies or insurance on the property covered by the lien of this mortgage with interest on such disbursements.
25. Should Mortgagor, or any other person acquiring title to the real estate encumbered hereby, transfer said title, or should same be transferred by operation of law, then at the time of any such transfer or transfers the Bank, at its option and in its sole discretion, shall have the right to increase the rate of interest prescribed in said Promissory Note to the rate which the Bank shall then be charging on new mortgage loans to borrowers of similar financial conditions to transferees secured by real estate similar to that encumbered hereby. Any such increase in interest rate shall be effective as of the first day of the month next following the date of any such transfer of title. Such increased rate shall be binding upon the successor in title, upon all subsequent transferees and upon Mortgagor. The Bank shall have the right to effect such rate increases upon each such transfer of title and waiver of this right in any one instance shall not constitute a waiver of such right in any other or subsequent instance. Nothing contained herein shall be construed to reduce the interest rate, either below the original rate prescribed in said Promissory Note or below any increased rate.
26. To comply with any and all environmental laws and regulations and further covenants and agrees as follows:
  - (a) Hazardous Waste. "Hazardous Waste" shall mean and include those elements or compounds which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (EPA) and the list of toxic pollutants designated by Congress or the EPA or defined by any other federal, state or local statute, law ordinance, code, rule, regulation, order or degree regulating, relating to or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material as now or at any time in effect.
  - (b) Representations and Warranties. Mortgagor specifically represents and warrants that the use and operation of the Property comply with all applicable environmental laws, rules and regulations, including, without limitation, the Federal Resource Conservation and Recovery Act and the Comprehensive Environmental Response Compensation and Liability Act of 1980 and all amendments and supplements thereto and Mortgagor shall continue to comply therewith at all times. Specifically, and without limiting the generality of the foregoing, there are not now and there shall not in the future be any Hazardous Waste located or stored in, upon or at the Property, and there are not now nor shall be at any time any releases or discharges from the Property.

(c) Indemnification. Mortgagor hereby agrees to indemnify Bank and hold Bank harmless from and against any and all losses, liabilities, including strict liability, damages, injuries, expenses, including attorneys' fees for attorneys of Bank's choice, costs of any settlement or judgment and claims of any and every kind whatsoever paid, incurred or suffered by, or asserted against, Bank by any person or entity or governmental agency for, with respect to, as a direct or indirect result of, the presence on or under, or the escape, seepage, leakage, spillage, discharge, emission or release from the Property of any Hazardous Waste (including without limitation, any losses, liabilities, including strict liability, damages, injuries, expenses, including attorney's fees for attorneys of Bank's choice, costs of any settlement or judgment or claims asserted or arising under the Comprehensive Environmental Response, Compensation and Liability Act, any federal, state or local "Superfund" or "Superlien" laws, and any and all other statutes, laws, ordinances, codes, rules, regulations, orders or decrees regulating with respect to or imposing liability, including strict liability, substances or standards of conduct concerning any hazardous waste), regardless of whether within Mortgagor's control.

The aforesaid indemnification and hold harmless agreement shall benefit Bank from the date hereof and shall continue notwithstanding payment, release or discharge of this Mortgage or the Indebtedness and, without limiting the generality of the foregoing such obligations shall continue for the benefit of the Bank and any subsidiary of Bank during and following any possession of the Property thereby or any ownership of the Property thereby, whether arising by foreclosure or deed in lieu of foreclosure or otherwise, such indemnification and hold harmless agreement to continue forever.

(d) Notice of Environmental Complaint. If the Mortgagor shall receive any notice of: (i) the happening of any material event involving the spill, release, leak, seepage, discharge or cleanup of any Hazardous Waste on the Land or in connection with Mortgagor's operations thereon; or (ii) any complaint, order, citation or material notice with regard to air emission, water discharges or any other environmental, health or safety matter affecting Mortgagor (an "Environmental Complaint") from any person or entity, then Mortgagor immediately shall notify Bank orally and in writing of said notice.

(e) Bank's Reserved Rights. In the event of receipt of an Environmental Complaint, Bank shall have the right, but not the obligation (and without limitation of Bank's rights under this Mortgage) to enter onto the Property or to take such other actions as it shall deem necessary or advisable to clean up, remove, resolve or minimize the impact of, or otherwise deal with, any such Hazardous Waste or Environmental Complaint following receipt of any notice from any person or entity having jurisdiction asserting the existence of any Hazardous Waste or an Environmental Complaint pertaining to the Property or any part thereof which, if true, could result in an order, suit or other action against Mortgagor and/or which, in Bank's sole opinion, could jeopardize its security under this Mortgage. All reasonable costs and expenses incurred by Bank in the exercise of any rights shall be secured by this mortgage and shall be payable by Mortgagor upon demand.

(f) Environmental Audits. If Bank shall have reason to believe that Hazardous Waste has been discharged on the Property, Bank shall have the right, in its sole discretion, to require Mortgagor to perform periodically to Bank's satisfaction (but not more frequent than annually unless an environmental Complaint shall be then outstanding), at Mortgagor's expense, an environmental audit and, if deemed necessary by Bank, an environmental risk assessment of: (a) the Property; (b) hazardous waste management practices and/or (c) Hazardous Waste disposal sites used by Mortgagor. Said audit and/or risk assessment must be by an environmental audit or risk assessment within thirty (30) days after Bank's request, Bank shall have the right to retain an environmental consultant to perform such environmental audit or risk assessment. All costs and expenses incurred by Bank in the exercise of such rights shall be secured by this Mortgage and shall be payable by Mortgagor upon demand.

(g) Breach. Any breach of any warranty, representation or agreement in this

Section shall be an Event of Default and shall entitle Bank to exercise any and all remedies provided in this instrument, or otherwise permitted by law.

27. Not to further encumber the real property without the prior written consent of the Bank.
28. That the term Mortgagor may mean more than one person where the context so implies.

IN WITNESS WHEREOF, the said Mortgagor has hereunder set its hand and seal at Dade County, Florida, the day and year first above written.

Signed, sealed and Delivered  
in the presence of:

Witnesses

Printed Name: J. Arias

as to Julio C. Marrero & Kathleen Marrero, Jorge & Christine Galceran & Tara Abbate

Printed Name: ADRIAN L. GARCIA

as to Julio C. & Kathleen Marrero, Jorge Galceran & Christine Galceran & Tara Abbate

Printed Name: JUDY A. RIVERA

as to Gilbert & Maritza Galceran

Printed Name: Sherry Anderson

as to Gilbert & Maritza Galceran

Printed Name: \_\_\_\_\_

Julio C. Marrero

Kathleen Marrero

Gilberto Galceran

Maritza Galceran

Jorge Galceran

Christine Galceran

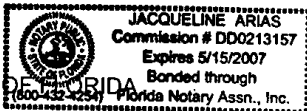
Tara Abbate

STATE OF FLORIDA

SS

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 9 day of June, 2003 by Julio C. Marrero and Kathleen Marrero. They produced Florida Drivers License, as identification and did not take an oath.



STATE OF FLORIDA

COUNTY OF Orange

J. Arias  
Notary Public, State of Florida

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of June, 2003 by Gilberto Galceran and Maritza Galceran. They produced Florida Drivers License, as identification and did X take an oath.



Judy A. Rivera  
Notary Public, State of Florida

STATE OF FLORIDA

SS

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 9 day of June, 2003 by Jorge Galceran and Christine Galceran. They produced Florida Drivers license, as identification and did        take an oath.



J. Arias  
Notary Public, State of Florida

STATE OF FLORIDA

SS

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 9 day of June, 2003 by Tara Abbate. She produced Florida Drivers license, as identification and did        take an oath.



J. Arias  
Notary Public, State of Florida

My Commission Expires:

This Document Prepared By:  
Adelaida Fernandez-Fraga  
Arazoza & Fernandez-Fraga, P.A.  
2100 Salzedo Street Suite 300  
Coral Gables, FL 33134

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# Terrabank, National Association



## Institution Details

Data as of 09/26/2022



**FDIC Insured**  
Since 11/21/1985

**FDIC Cert #**  
26442

**Established**  
11/21/1985

**Bank Charter Class**  
National Banks, member of the  
Federal Reserve Systems (FRS)

**Primary Federal Regulator**  
Comptroller of the Currency

### Main Office Address

3191 Coral Way  
Null  
Miami, FL 33145

**Primary Website**  
[www.terrabank.com](http://www.terrabank.com)

### Locations

4 domestic locations: 1 state and 0  
territories.  
0 in foreign locations.

### Financial Information

[Create financial reports for this  
institution](#)

### Consumer Assistance

[HelpWithMyBank.gov](http://HelpWithMyBank.gov)

### Contact the FDIC

[Terrabank, National Association](#)

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Other Names

4 Branch Offices

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Address

3191

33082	Main Office	Terrabank, National Association	Coral Way Null Miami, FL 33145	Miami	Miami-Dade	FL	Full Service Brick And Mortar
259433	2	University Center Branch	1615 S.W. 107th Avenue Miami, FL 33165	Miami	Miami-Dade	FL	Full Service Brick And Mortar
259434	3	Hialeah Branch	637 W 49 Th Street Hialeah, FL 33012	Hialeah	Miami-Dade	FL	Full Service Brick And Mortar
647528	4	Terrabank Na Branch	1533 Sunset Drive Coral Gables, FL 33143	Coral Gables	Miami-Dade	FL	Full Service Brick And Mortar