
CITY OF CORAL GABLES, FLORIDA

**FINAL ASSESSMENT RESOLUTION FOR
MIRACLE MILE IMPROVEMENT PROJECT**

ADOPTED AUGUST 26, 2014

TABLE OF CONTENTS

	<u>Page</u>
SECTION 1.	AUTHORITY2
SECTION 2.	DEFINITIONS.....3
SECTION 3.	CONFIRMATION OF INITIAL ASSESSMENT RESOLUTION.3
SECTION 4.	CREATION OF MIRACLE MILE ASSESSMENT AREA.3
SECTION 5.	APPROVAL OF ASSESSMENT ROLLS.4
SECTION 6.	IMPOSITION OF ASSESSMENTS TO FUND THE PROJECT COST OF THE MIRACLE MILE IMPROVEMENT PROJECT.....4
SECTION 7.	COLLECTION OF ASSESSMENTS.....6
SECTION 8.	EFFECT OF FINAL RESOLUTION.6
SECTION 9.	PREPAYMENT NOTICE.6
SECTION 10.	ADDITIONAL PREPAYMENT OPTION.7
SECTION 11.	SEVERABILITY.....7
SECTION 12.	EFFECTIVE DATE.....8
 APPENDICES:	
APPENDIX A:	DESCRIPTION OF THE MIRACLE MILE ASSESSMENT AREA A-1
APPENDIX B:	PROOF OF PUBLICATION.....B-1
APPENDIX C:	AFFIDAVIT OF MAILINGC-1
APPENDIX D:	ASSESSMENT ROLL.....D-1
APPENDIX E:	FORM OF PREPAYMENT NOTICE.....E-1

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, RELATING TO THE PROVISION OF THE MIRACLE MILE IMPROVEMENT PROJECT; PROVIDING AUTHORITY AND DEFINITIONS; APPROVING THE FINAL ASSESSMENT ROLLS; AMENDING THE INITIAL ASSESSMENT RESOLUTION; PROVIDING FOR THE IMPOSITION OF THE ASSESSMENTS TO FUND THE MIRACLE MILE IMPROVEMENT PROJECT; PROVIDING FOR COLLECTION OF THE ASSESSMENTS PURSUANT TO THE UNIFORM ASSESSMENT COLLECTION ACT; PROVIDING FOR THE EFFECT OF THIS RESOLUTION; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Ordinance No. 2014-07, the Capital Project and Related Services Assessment Ordinance (the "Code") to provide for the imposition of special assessments to fund the construction of Capital Projects and the provision of Related Services to benefit property within Assessment Areas; and

WHEREAS, on June 10, 2014, the City Commission adopted Resolution No. 2014-114, the Initial Assessment Resolution for Miracle Mile Improvement Project (the "Initial Assessment Resolution"), describing the method of assessing the cost of the design, acquisition, construction, and installation of the Miracle Mile Improvement Project against the real property that will be specially benefited thereby, and directing the preparation of the preliminary Assessment Roll and provision of the notices required by the Code; and

WHEREAS, pursuant to the provisions of the Code, the City Commission is required to confirm or repeal the Initial Assessment Resolution with such amendments as the City Commission deems appropriate after hearing comments and receiving objections of all interested parties; and

WHEREAS, the Assessment Roll has been filed with the City Clerk, as required by the Code; and

WHEREAS, twelve properties were erroneously excluded from the proposed Miracle Mile Assessment Area, as described in Appendix A to the Initial Assessment Resolution and those properties should properly be added to the Assessment Area;

WHEREAS, as required by the Code, notice of a public hearing has been published and mailed to each property owner proposed to be assessed, including the twelve properties erroneously excluded, notifying such property owner of the opportunity to be heard concerning the assessments; the proof of publication and an affidavit of mailing are attached hereto as Appendices B and C respectively.

WHEREAS, a public hearing was duly held on August 26, 2014 and comments and objections of all interested persons have been heard and considered as required by the terms of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to the Code, the Initial Assessment Resolution, Sections 166.021 and 166.041, Florida

Statutes, Article VIII, Section 2, Florida Constitution, the City of Coral Gables Charter, and other applicable provisions of law.

SECTION 2. DEFINITIONS. This Resolution is the Final Assessment Resolution as defined in the Code. All capitalized terms in this Final Assessment Resolution shall have the meanings defined in the Code and Initial Assessment Resolution unless the context clearly indicates an alternative meaning.

SECTION 3. CONFIRMATION OF INITIAL ASSESSMENT RESOLUTION. The Initial Assessment Resolution, as amended herein, is hereby ratified and confirmed.

SECTION 4. CREATION OF MIRACLE MILE ASSESSMENT AREA.

(A) The Miracle Mile Assessment Area is hereby created to include the property specifically identified in Appendix A attached hereto, which includes the twelve properties erroneously excluded from the Assessment Area as described in the Initial Assessment Resolution. The Miracle Mile Assessment Area does not include the Excluded Parcels.

(B) The Miracle Mile Assessment Area is created for the purpose of improving the use and enjoyment of property by funding the Project Cost and Maintenance Costs related to the Miracle Mile Improvement Project to provide beautification, better identification and recognition of property, improved utility reliability and safety, and enhanced safety and access to property, as well as

preserving and/or enhancing the value of all property within the Miracle Mile Assessment Area.

SECTION 5. APPROVAL OF ASSESSMENT ROLL. The Assessment Roll for the Miracle Mile Assessment Area, which is attached hereto as Appendix D and incorporated herein by reference, is hereby approved.

SECTION 6. IMPOSITION OF ASSESSMENTS TO FUND THE PROJECT COST OF THE MIRACLE MILE IMPROVEMENT PROJECT.

(A) The Tax Parcels described in the Assessment Roll are hereby found to be specially benefited by the design, acquisition, construction, and installation of the Miracle Mile Improvement Project in the amount of the maximum annual Assessments set forth in the Assessment Roll.

(B) The methodology set forth in Section 3.02 of the Initial Assessment Resolution for assigning Assessment Units to each Tax Parcel within the Miracle Mile Assessment Area and the methodologies set forth in Sections 4.03 and 4.04 for computing the Prepayment Amount and the Assessments, respectively, are hereby approved and found to be a fair and reasonable method of apportioning the Project Cost among the benefited properties.

(C) Annual Assessments computed in the manner described in the Initial Assessment Resolution are hereby levied and imposed on all Tax Parcels described in the Assessment Roll at the maximum annual assessment rates set forth therein. Collection of the Assessments will commence with the ad valorem

tax bill to be mailed in November 2016 and will be collected for a period not to exceed 20 years.

(D) Upon adoption of this Final Assessment Resolution:

(1) the Prepayment Amount, as it may be adjusted in accordance Section 10 hereof, shall constitute a lien against the assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles, and claims until paid. The lien shall be deemed perfected upon adoption by the City Commission of this Final Assessment Resolution and shall attach to the property on the same date. The Finance Director is hereby directed to record this Resolution as notice of the Assessments and lien in the Official Records Book in the office of the Miami-Dade County Clerk of Courts.

(2) As to any Tax Parcel that is acquired by a public entity through condemnation, negotiated sale or otherwise prior to adoption of the next Annual Assessment Resolution, the Prepayment Amount, as adjusted in accordance with Section 10 hereof, shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles, and claims, until paid. The lien shall be deemed perfected upon adoption by the City Commission

of the Annual Assessment Resolution and shall attach to property included on the Assessment Roll upon adoption of the Annual Assessment Resolution.

SECTION 7. COLLECTION OF ASSESSMENTS.

(A) The Assessments shall be collected pursuant to the Uniform Assessment Collection Act commencing with the tax bill to be mailed in November 2016.

(B) Prior to September 15, 2016, the Finance Director shall update the Assessment Roll to account for any Tax Parcels that have prepaid as allowed herein and shall then cause the certification and delivery of the Assessment Roll to the Tax Collector in the manner prescribed by the Uniform Assessment Collection Act.

SECTION 8. EFFECT OF FINAL RESOLUTION. The adoption of this Final Assessment Resolution shall be the final adjudication of the issues presented herein and in the Initial Assessment Resolution (including, but not limited to, the method by which the Assessments are computed, the Assessment Roll, the annual Assessment amount, the levy and lien of the Assessments, and the special benefit to assessed property) unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of the City Commission action on this Final Assessment Resolution.

SECTION 9. PREPAYMENT NOTICE. The Finance Director is hereby directed to provide notice by first class mail to the owner of each Tax Parcel described in the Assessment Roll of the one-time opportunity to prepay all

future annual Assessments. The notice, in substantially the form attached as Appendix E, shall be mailed to each property owner at the address utilized for the notice provided pursuant to Section 2.03 of the Initial Assessment Resolution.

SECTION 10. ADDITIONAL PREPAYMENT OPTION.

(A) Following the date specified in the notice provided pursuant to Section 9 hereof, or such later date as the City Commission may allow in its sole discretion, the owner of each Tax Parcel subject to the Assessments shall be entitled to prepay all future unpaid annual Assessments by paying an amount equal to the sum of (1) the original Prepayment Amount for such Tax Parcel, and (2) interest on the Prepayment Amount, computed at a rate one full percentage point in excess of the rate on the Obligations, from the most recent date to which interest on the Obligations has been paid to the next date following such prepayment on which the Obligations can be redeemed after providing all notices required to redeem all or any portion of the Obligations.

(B) During any period commencing on the date the annual Assessment Roll is certified for collection pursuant to the Uniform Assessment Collection Act and ending on the next date on which unpaid ad valorem taxes become delinquent, the City may reduce the amount required to prepay the future unpaid annual Assessments for the Tax Parcel by the amount of the Assessment that has been certified for collection with respect to such Tax Parcel.

SECTION 11. SEVERABILITY. If any clause, section or provision of this Resolution shall be declared unconstitutional or invalid for any reason or

cause, the remaining portion of said Resolution shall remain in full force and effect and be valid as id such invalid portion thereof had not been incorporated herein.

SECTION 12. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST, A.D., 2014.

(Moved: /	Seconded:)
(Yeas:)
(Unanimous:)
(Agenda Item:)

APPROVED:

JIM CASON
MAYOR

ATTEST:

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

WALTER J. FOEMAN
CITY CLERK

CRAIG E. LEEN
CITY ATTORNEY

APPENDIX A

DESCRIPTION OF THE MIRACLE MILE ASSESSMENT AREA

APPENDIX A

DESCRIPTION OF THE MIRACLE MILE ASSESSMENT AREA

The Miracle Mile Assessment Area includes the following parcels as identified by
Parcel Identification Number assigned by the Miami-Dade County Property Appraiser:

PIN	PIN	PIN	PIN
0341080063390	0341081000260	0341081000600	0341081000940
0341080063400	0341081000270	0341081000610	0341081000950
0341080063430	0341081000280	0341081000620	0341081000960
0341080063480	0341081000290	0341081000630	0341081000970
0341080063490	0341081000300	0341081000640	0341081000980
0341080063600	0341081000310	0341081000650	0341081000990
0341080063601	0341081000320	0341081000660	0341081001000
0341080063700	0341081000330	0341081000670	0341081001010
0341080890020	0341081000340	0341081000680	0341081001020
0341081000010	0341081000350	0341081000690	0341081001030
0341081000020	0341081000360	0341081000700	0341081001040
0341081000030	0341081000370	0341081000710	0341081001050
0341081000040	0341081000380	0341081000720	0341081001060
0341081000050	0341081000390	0341081000730	0341081001070
0341081000060	0341081000400	0341081000740	0341081001080
0341081000070	0341081000410	0341081000750	0341081001090
0341081000080	0341081000420	0341081000760	0341081001100
0341081000090	0341081000430	0341081000770	0341081001110
0341081000100	0341081000440	0341081000780	0341081001120
0341081000110	0341081000450	0341081000790	0341081001130
0341081000120	0341081000460	0341081000800	0341081001140
0341081000130	0341081000470	0341081000810	0341081001150
0341081000140	0341081000480	0341081000820	0341081001160
0341081000150	0341081000490	0341081000830	0341081001170
0341081000160	0341081000500	0341081000840	0341081001180
0341081000170	0341081000510	0341081000850	0341081001190
0341081000180	0341081000520	0341081000860	0341081001200
0341081000190	0341081000530	0341081000870	0341081001210
0341081000200	0341081000540	0341081000880	0341081001220
0341081000210	0341081000550	0341081000890	0341081001230
0341081000220	0341081000560	0341081000900	0341081001240
0341081000230	0341081000570	0341081000910	0341081001250
0341081000240	0341081000580	0341081000920	0341081001260
0341081000250	0341081000590	0341081000930	0341081001270

PIN	PIN	PIN	PIN
0341081001280	0341081001700	0341170050600	0341081002470
0341081001290	0341081001710	0341170050630	0341081002260
0341081001300	0341081001720	0341170050640	0341081002290
0341081001310	0341081001730	0341170050650	0341081002410
0341081001320	0341081001740	0341170050660	0341081002330
0341081001330	0341081001750	0341170050670	0341081002320
0341081001340	0341081001760	0341170050680	0341081001860
0341081001350	0341081001770	0341170050690	0341081002350
0341081001360	0341081001780	0341170050700	0341081002250
0341081001370	0341081001790	0341170050710	0341081002360
0341081001380	0341081001800	0341170050720	0341081001880
0341081001390	0341081001810	0341170050730	0341081002490
0341081001400	0341081001820	0341170050740	0341081001990
0341081001410	0341081001830	0341170050750	0341081001870
0341081001420	0341081002040	0341170050760	0341081002340
0341081001430	0341081002050	0341170050890	0341081002480
0341081001440	0341081002060	0341170050971	0341081001890
0341081001450	0341081002070	0341170050980	0341081001900
0341081001460	0341081002080	0341170050990	0341081002370
0341081001470	0341081002090	0341170051000	0341081001910
0341081001480	0341081002100	0341081002450	0341081001920
0341081001490	0341081002130	0341081002010	0341081002030
0341081001500	0341081002140	0341081002460	0341170050291
0341081001510	0341081002150	0341081002420	0341170050840
0341081001520	0341081002160	0341081002310	0341170050340
0341081001530	0341081002170	0341081002270	0341080073740
0341081001540	0341081002180	0341081002280	0341170050800
0341081001550	0341081002190	0341081002390	0341170050050
0341081001560	0341081002200	0341081002400	0341170050120
0341081001570	0341081002210	0341081002300	0341080063510
0341081001580	0341081002220	0341081002110	0341080063790
0341081001590	0341081002230	0341081001940	0341170050040
0341081001600	0341081002240	0341081001950	0341170050560
0341081001610	0341081110010	0341081002020	0341080063520
0341081001620	0341081110020	0341081002430	0341170050030
0341081001630	0341170050270	0341081002120	0341170050312
0341081001640	0341170050360	0341081001980	0341080073760
0341081001650	0341170050370	0341081002440	0341170050320
0341081001660	0341170050380	0341081001970	0341170050110
0341081001670	0341170050390	0341081001850	0341170050830
0341081001680	0341170050580	0341081001960	0341080063750
0341081001690	0341170050590	0341081002380	0341170050530

PIN	PIN	PIN	PIN
0341080063521	0341170050870	0341080063500	0341080063810
0341170050060	0341080063581	0341080073730	0341170050010
0341080063800	0341080063761	0341170050520	0341170050070
0341170050130	0341170050550	0341080063550	0341170050570
0341170050810	0341080063720	0341170050280	0341080063530
0341170050310	0341080063580	0341170050820	0341170050790
0341170050860	0341170050330	0341080080023	0341080063730
0341080073710	0341080063560	0341080073790	0341170050020
0341170050140	0341170050540	0341080063710	0341080063590
0341080063740	0341080063780	0341170050300	0341170060010
0341080073690	0341080073700	0341170050090	0341080080030
0341080073720	0341080063540	0341080063770	0341170050480
0341170050471	0341080073750	0341170050880	0341170050350
0341170050315	0341170050100	0341170050850	0341080890010

APPENDIX B
PROOF OF PUBLICATION

**NOTICE OF HEARING TO IMPOSE AND
PROVIDE FOR COLLECTION OF SPECIAL
ASSESSMENTS IN THE MIRACLE MILE
ASSESSMENT AREA TO PROVIDE FOR THE
MIRACLE MILE IMPROVEMENT PROJECT**

Notice is hereby given that the City Commission of the City of Coral Gables will conduct a public hearing to consider imposing annual, non-ad valorem special assessments for the provision of the design, acquisition, construction, and installation of the Miracle Mile Improvement Project within the boundaries of the Miracle Mile Assessment Area, shown below.

The hearing will be held at 9:00 a.m. on August 26, 2014, in Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, for the purpose of receiving public comment on the proposed Miracle Mile Assessment Area, the special assessments, and their collection on the ad valorem tax bill. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice.

Pursuant to section 286.0105, Florida Statutes, if you decide to appeal any decision made by the City Commission with respect to any matter considered at the hearing or at any subsequent meeting to which the City Commission has continued its deliberations, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Public Works Department, at 305-460-5000, with requests for auxiliary aids or services at least two (2) business days before the meeting. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at (800) 955-8770.

The assessment for each parcel of property will be based in equal parts on the amount of Building Area, Market Value, and Front Footage on Miracle Mile attributed to the Tax Parcel. A more specific description of the improvements and the method of computing the assessment for each parcel of property are set forth in the Initial Assessment Resolution adopted by the City Commission on June 10, 2014. Copies of Ordinance No. 2014-07, the Initial Assessment Resolution (Resolution No. 2014-114), and the preliminary Assessment Roll for the upcoming fiscal year are available for inspection at the office of the City Clerk, located at City Hall, 405 Biltmore Way, Coral Gables, Florida.

The assessments will begin to be collected on the ad valorem tax bill to be mailed in November 2016, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. The City Commission intends to collect the assessments in 20 annual installments.

If you have any questions, please contact the Finance Director's Office at (305) 460-5276, Monday through Friday between 8:30 a.m. and 5:00 p.m.

MAP OF ASSESSMENT AREA



**CITY COMMISSION OF THE
CITY OF CORAL GABLES, FLORIDA**
14-3-135/2324458M

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared O.V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING 8/26/14
MIRACLE MILE IMPROVEMENT PROJECT

in the XXXX Court,
was published in said newspaper in the issues of

08/04/2014

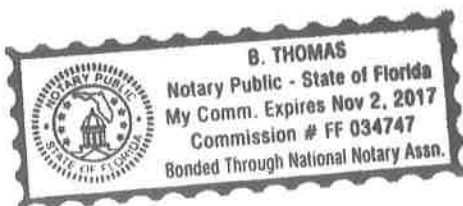
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

04 day of AUGUST, A.D. 2014

(SEAL)

O.V. FERBEYRE personally known to me



APPENDIX C
AFFIDAVIT OF MAILING

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Diana M. Gomez and Sandi Melgarejo, who, after being duly sworn, depose and say:

1. Diana M. Gomez as Finance Director of the City of Coral Gables, Florida ("City"), pursuant to the authority and direction received from the City Commission, timely directed the preparation of the Assessment Roll and the preparation, mailing, and publication of notices in accordance with the Ordinance No. 2014-07, the Capital Project and Related Services Assessment Ordinance (the "Ordinance") and in conformance with the Initial Assessment Resolution adopted by the City Council on June 10, 2014 (the "Initial Assessment Resolution").

2. Sandi Melgarejo is Project Coordinator for GSG. GSG has caused the notices required by the Assessment Ordinance to be prepared in conformance with the Initial Assessment Resolution. An exemplary form of such notice is attached hereto. GSG has caused such individual notices for each affected property owner to be prepared and each notice included the following information: the purpose of the assessment; the total amount proposed to be levied against each parcel; the unit of measurement to be applied against each parcel to determine the assessment; the number of such units contained within each parcel; the total revenue the City expects to collect by the assessment; a statement that failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title; a statement that all affected property owners have a right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice; and the date, time, and place of the hearing.

3. On or before August 5, 2014, GSG caused the mailing of the above-referenced notices in accordance with the Ordinance and the Initial Assessment Resolution by First Class

Mail to each affected owner, at the addresses then shown on the real property assessment tax roll database maintained by the Miami-Dade County Property Appraiser for the purpose of the collection of ad valorem taxes. Notices to property owners receiving multiple individual notices were mailed, or caused to be mailed by GSG on or before August 5, 2014.

FURTHER AFFIANTS SAYETH NOT.



Diana M. Gomez, affiant

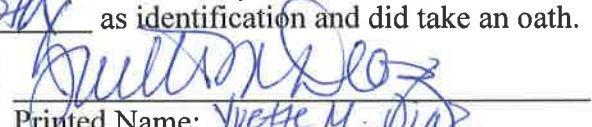


Sandi Melgarejo, affiant

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing Affidavit of Mailing was sworn to and subscribed before me this _____ day of August, 2014 by Diana M. Gomez, Finance Director, City of Coral Gables, Florida. She is personally known to me or has produced copy as identification and did take an oath.

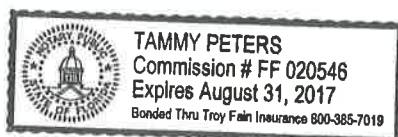


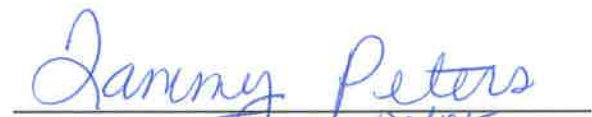


Printed Name: Yvette M. Diaz
Notary Public, State of Florida
At Large
My Commission Expires: Aug. 26, 2015
Commission No.: FF 015220

STATE OF FLORIDA
COUNTY OF LEON

The foregoing Affidavit of Mailing was sworn to and subscribed before me this 16 day of August, 2014 by Sandi Melgarejo, Project Coordinator, Government Services Group, Inc., a Florida corporation. She is personally known to me or has produced _____ as identification and did take an oath.





Printed Name: Tammy Peters
Notary Public, State of Florida
At Large
My Commission Expires: August 31, 2017

CITY OF CORAL GABLES
405 Biltmore Way
Coral Gables, Florida 33134-5717

CITY OF CORAL GABLES, FLORIDA
NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR
COLLECTION OF MIRACLE MILE
NON-AD VALOREM ASSESSMENTS
NOTICE DATE: AUGUST 5, 2014

CITY OF CORAL GABLES
CITY HALL
CORAL GABLES FL 33134

Sequence #: MM 237
Folio #: 0341170050980

******* NOTICE TO PROPERTY OWNER *******

Dear Property Owner:

As required by section 197.3632, Florida Statutes, and the direction of the City Commission of the City of Coral Gables, Florida, notice is given by the City of Coral Gables that an annual assessment for the design, acquisition, construction, and installation of the Miracle Mile Improvement Project using the tax bill collection method may be levied on your property contained within the Miracle Mile Assessment Area. The use of an annual special assessment to fund improvements benefiting property located within the Miracle Mile Assessment Area is a fair, efficient and effective means of funding these needed improvements. The total annual assessment revenue related to the Assessment to be collected within the Miracle Mile Assessment Area is estimated to be \$668,787. The annual assessment, which will commence being collected with the tax bill to be mailed in November 2016 and future fiscal years, will include your fair share of the principal, interest, administration and project costs related to the Miracle Mile Improvement Project and amounts related to collection of assessments.

The assessment for your property will be based in equal parts on the amount of Building Area, Market Value, and Front Footage on Miracle Mile attributed to the Tax Parcel. A more specific description of the improvements and the method of computing the assessment for each parcel of property are set forth in the Initial Assessment Resolution adopted by the City Commission on June 10, 2014. Copies of Ordinance No. 2014-07, Initial Assessment Resolution No. 2014-114 and the preliminary Assessment Roll for the upcoming fiscal year are available for inspection at the office of the City Clerk, located at City Hall, 405 Biltmore Way, Coral Gables, Florida. Information regarding the assessment for your specific property, including the amount of assigned Building Area, Market Value, and Front Footage, is provided with this letter.

The City intends to issue bonds or secure a long-term loan to finance this project. This will permit the cost attributable to your property to be amortized over a period of not to exceed twenty (20) years. However, you may choose to prepay your assessment in full and avoid the additional financing cost. Please do not send payment now. If City Commission approves the assessments, you will receive a separate notice providing information on the due dates, amounts and place for payment remittance. If you do not choose to prepay, the amount necessary to pay your assessment in full will be increased by your share of financing costs.

A public hearing will be held at 9:00 a.m. on August 26, 2014, in Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, for the purpose of receiving public comment on the proposed Miracle Mile Improvement Project, the special assessments, and their collection on the ad valorem tax bill. You and all other affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. Pursuant to section 286.0105, Florida Statutes, if you decide to appeal any decision made by the City Commission with respect to any matter considered at the hearing or at any subsequent meeting to which the City Commission has continued its deliberations, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Public Works Department at (305) 460-5000, with requests for auxiliary aids or services at least one business day before the meeting. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at (800) 955-8770.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Both the non-ad valorem assessment amount shown on this notice and the ad valorem taxes for the above parcel will be collected on the ad valorem tax bill mailed in November 2016 and the tax bill to be mailed for future fiscal years. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. The City plans to issue debt to finance this project. This will permit the cost attributable to your property to be amortized and collected as an Assessment over a period of not to exceed 20 years; however, if there are no significant defaults in payments of the assessments, all or part of the last payments may be made from any reserve accounts funded by the bonds. Additionally, you may choose to prepay your assessment in full and avoid the additional administration and collection costs. Please do not send payment now. If the assessments are imposed, you will receive a separate notice of the date and place of payment.

If there is a mistake on this notice, it will be corrected. If you have any questions regarding your assessment, please contact the City Finance Director's Office at (305) 460-5276, Monday through Friday between 8:30 a.m. and 5:00 p.m.

CITY OF CORAL GABLES, FLORIDA

******* SEND NO MONEY NOW. THIS IS NOT AN INVOICE *******

CITY OF CORAL GABLES
405 Biltmore Way
Coral Gables, Florida 33134-5717

CITY OF CORAL GABLES, FLORIDA
NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR
COLLECTION OF MIRACLE MILE
NON-AD VALOREM ASSESSMENTS
NOTICE DATE: AUGUST 5, 2014

CITY OF CORAL GABLES
CITY HALL
CORAL GABLES FL 33134

Sequence #: MM 237
Folio #: 0341170050980

MIRACLE MILE IMPROVEMENT ASSESSMENT PROGRAM

Total amount of Front Footage assigned to property:	N/A
Total amount of Building Area assigned to property:	N/A
Total amount of Market Value assigned to property:	\$600,000.00
Initial prepayment amount (excludes financing costs):	\$6,274.40
Adjusted prepayment amount (includes financing costs):	\$6,472.13
Number of annual payments:	not to exceed 20
Maximum annual assessment amount:	\$569.35
Expected date of first bill:	November 2016
Total amount of annual payments (includes principal, interest, collection costs and additional permanent financing costs):	\$11,387.00
Expected date of last bill:	November 2035

***** SEND NO MONEY NOW. THIS IS NOT AN INVOICE *****

APPENDIX D
ASSESSMENT ROLL

PIN	OWNER NAME	Market Value	Building Area	Front Footage	Initial Pre-Pay Amount	Total Max. Annual Ass.
0341080063390	EST OF CLARK LASALLE	\$520,794	1,565	0.00	\$8,157	\$718
0341080063400	MML PROP LLC	\$2,935,100	9,213	0.00	\$46,609	\$4,100
0341080063430	GABLES PROJECTS INC	\$1,437,500		0.00	\$15,484	\$1,362
0341080063480	BIRKENWALD FAMILY LTD PARTNERSHIP	\$1,441,200	4,331	0.00	\$22,572	\$1,986
0341080063490	GABLES VIEW OFFICE LLC	\$2,983,674	29,268	0.00	\$79,768	\$7,017
0341080063600	JULIUS SER TRS	\$1,594,605	4,933	0.00	\$25,204	\$2,217
0341080063601	ROBERT J FEWELL LE	\$1,483,600	6,490	0.00	\$26,542	\$2,335
0341080063700	GREGORY T MARTINI TRS	\$2,984,800	11,620	0.00	\$51,061	\$4,492
0341080890020	CG HOTEL COLONNADE LLC	\$22,000,000	100,000	0.00	\$399,711	\$35,162
0341081000010	PETER BARRETT	\$218,300	1,114	0.00	\$4,164	\$366
0341081000020	HENRY C JOVA	\$223,760	1,114	0.00	\$4,223	\$372
0341081000030	BE BE A3 LLC	\$229,200	1,114	0.00	\$4,282	\$377
0341081000040	JOHN CHWAT	\$234,660	1,114	0.00	\$4,341	\$382
0341081000050	BRUCE S FISHBEIN	\$240,120	1,114	0.00	\$4,399	\$387
0341081000060	DAVID SMITH	\$245,580	1,114	0.00	\$4,458	\$392
0341081000070	PETER BARRETT	\$251,040	1,114	0.00	\$4,517	\$397
0341081000080	DELFIN E OCHOA &W MARILYN E	\$256,490	1,114	0.00	\$4,576	\$403
0341081000090	FELIPE F FERNANDEZ	\$144,520	798	0.00	\$2,855	\$251
0341081000100	CARLOS A BURNEO	\$149,700	798	0.00	\$2,911	\$256
0341081000110	MIGUEL SANDOVAL	\$154,900	798	0.00	\$2,967	\$261
0341081000120	JOHN W COONEY	\$160,070	798	0.00	\$3,023	\$266
0341081000130	JARRETT YANOFF	\$165,260	798	0.00	\$3,079	\$271
0341081000140	HILDA S RONDON	\$170,440	798	0.00	\$3,135	\$276
0341081000150	JORGE BESU	\$175,630	798	0.00	\$3,190	\$281
0341081000160	DANIEL R M PRIESTLEY &W	\$180,820	798	0.00	\$3,246	\$286
0341081000170	JOHN MCCANN	\$139,330	798	0.00	\$2,799	\$246
0341081000180	MICHELLE VAZQUEZ	\$144,520	798	0.00	\$2,855	\$251
0341081000190	MIGUEL SANDOVAL	\$149,700	798	0.00	\$2,911	\$256
0341081000200	GEORG GINA FARAH	\$154,900	798	0.00	\$2,967	\$261
0341081000210	DARIO AVAND &W	\$160,070	798	0.00	\$3,023	\$266
0341081000220	JOSE V ZERPA	\$165,260	798	0.00	\$3,079	\$271
0341081000230	MARCO TAGLIETTI &W	\$170,440	798	0.00	\$3,135	\$276
0341081000240	COLLEEN CAMPBELL	\$175,630	798	0.00	\$3,190	\$281
0341081000250	BRUCE M BARONE &W NANCY L BARONE	\$180,820	798	0.00	\$3,246	\$286
0341081000260	EDWARD H URQUIDI	\$225,120	1,179	0.00	\$4,344	\$382
0341081000270	SHAHRDAD NOWROUZI &W SUSAN	\$230,580	1,179	0.00	\$4,402	\$387
0341081000280	SERGIO R SEVILLA &W DONNA SEVILLA	\$236,030	1,179	0.00	\$4,461	\$392
0341081000290	PETER CASTELLAR HANSEN &W	\$241,490	1,179	0.00	\$4,520	\$398
0341081000300	1008 INVESTMENTS CORP	\$246,950	1,179	0.00	\$4,579	\$403

PIN	OWNER NAME	Market Value	Building Area	Front Footage	Initial Pre-Pay Amount	Total Max. Annual Ass.
0341081000310	JORDAN J ARBIT &W SHARON D ARBIT	\$252,410	1,179	0.00	\$4,638	\$408
0341081000320	ALINA FALCON TRS	\$257,860	1,179	0.00	\$4,696	\$413
0341081000330	RANDALL K ROGER &W	\$263,320	1,179	0.00	\$4,755	\$418
0341081000340	OSCAR LANDY RODRIGUEZ	\$268,780	1,179	0.00	\$4,814	\$423
0341081000350	ANGEL A VEGA &W ROSA M VEGA	\$358,140	1,654	0.00	\$6,549	\$576
0341081000360	TEN ARAGON CONDOMINIUM ASSN INC	\$363,870	1,654	0.00	\$6,611	\$582
0341081000370	AMERICAN HOME MTG SERVICING INC	\$369,590	1,654	0.00	\$6,673	\$587
0341081000380	ALISIER HOLDING LTD	\$375,340	1,654	0.00	\$6,735	\$592
0341081000390	MOCOROA U S PROPERTIES INC	\$381,060	1,654	0.00	\$6,796	\$598
0341081000400	RAFAEL BURGOS TRS	\$386,790	1,654	0.00	\$6,858	\$603
0341081000410	ALINA FALCON TRS	\$392,540	1,654	0.00	\$6,920	\$609
0341081000420	OLD DOMINION L P	\$398,260	1,654	0.00	\$6,982	\$614
0341081000430	SONIA BEHAR	\$403,990	1,654	0.00	\$7,043	\$620
0341081000440	RAMIREZ FAMILY TRS	\$249,130	1,394	0.00	\$4,952	\$436
0341081000450	ALCIBIADES LOPEZ	\$253,930	1,394	0.00	\$5,004	\$440
0341081000460	NELSON GARCIA &W ANEYDA GARCIA	\$258,730	1,394	0.00	\$5,055	\$445
0341081000470	ORLANDO P FERNANDEZ &	\$263,550	1,394	0.00	\$5,107	\$449
0341081000480	BRYN & FRANCES E WILLIAMS JTRS	\$268,330	1,394	0.00	\$5,159	\$454
0341081000490	ITSME86YET LLC	\$273,140	1,394	0.00	\$5,211	\$458
0341081000500	ISLAND ESCAPE LTD LLC	\$277,940	1,394	0.00	\$5,262	\$463
0341081000510	LENKA MALKOVA	\$282,750	1,394	0.00	\$5,314	\$467
0341081000520	JOHN J PIETROFESA &W CATHY J	\$287,560	1,394	0.00	\$5,366	\$472
0341081000530	ESTHER I ORTIZ & MABEL CID JTRS	\$218,300	1,139	0.00	\$4,205	\$370
0341081000540	HARVEY FRED STERN TRS	\$223,760	1,139	0.00	\$4,264	\$375
0341081000550	SEAN S PENDRAY	\$229,200	1,139	0.00	\$4,322	\$380
0341081000560	MICHAEL B HANNA &W MALKA B TRS	\$234,660	1,139	0.00	\$4,381	\$385
0341081000570	BARBARA E SMITH TRS	\$240,120	1,139	0.00	\$4,440	\$391
0341081000580	ITSME86 LLC	\$245,580	1,139	0.00	\$4,499	\$396
0341081000590	AUNARIO RAMON TIRADO PENA	\$251,040	1,139	0.00	\$4,558	\$401
0341081000600	VLADIMIR ZHAMGOTSEV &W	\$256,490	1,139	0.00	\$4,616	\$406
0341081000610	WILLIAM RAMIREZ BRACHO &W	\$261,960	1,139	0.00	\$4,675	\$411
0341081000620	MICHAEL FERNANDEZ	\$136,080	753	0.00	\$2,691	\$237
0341081000630	FRANK A ROSELL	\$141,280	753	0.00	\$2,747	\$242
0341081000640	MICHAEL E GARCIA & ALAN N GARCIA	\$146,460	753	0.00	\$2,803	\$247
0341081000650	MICHELLE STEPHENSON	\$151,650	753	0.00	\$2,859	\$251
0341081000660	SUCCESS 401 LLC	\$156,820	753	0.00	\$2,915	\$256
0341081000670	JUDITH E DEL NERO	\$162,020	753	0.00	\$2,971	\$261
0341081000680	RICHARD LAWRENCE WINTER TRS	\$167,210	753	0.00	\$3,027	\$266
0341081000690	SYLVIA S MARTEL	\$172,380	753	0.00	\$3,082	\$271
0341081000700	1008 INVESTMENTS CORP	\$177,570	753	0.00	\$3,138	\$276
0341081000710	ALBERTO HERRERA &W ADELA ABELLA	\$136,080	753	0.00	\$2,691	\$237

PIN	OWNER NAME	Market Value	Building Area	Front Footage	Initial Pre-Pay Amount	Total Max. Annual Ass.
0341081000720	CLEMENT BERNARD QUINONES	\$141,280	753	0.00	\$2,747	\$242
0341081000730	VALERIE QUEMADA	\$146,460	753	0.00	\$2,803	\$247
0341081000740	ISRAEL ALFONSO	\$151,650	753	0.00	\$2,859	\$251
0341081000750	ALFONSO G FERNANDEZ &W MARIA B &	\$156,820	753	0.00	\$2,915	\$256
0341081000760	MARGARET WATSON	\$162,020	753	0.00	\$2,971	\$261
0341081000770	JUAN CARLOS VERGARA	\$167,210	753	0.00	\$3,027	\$266
0341081000780	HAYDEE PICHARDO CONCEPCION	\$172,380	753	0.00	\$3,082	\$271
0341081000790	SARA OCASIO	\$186,910	753	0.00	\$3,239	\$285
0341081000800	CARLOS ALBERTO COGORNO	\$235,350	1,251	0.00	\$4,571	\$402
0341081000810	710 ARAGON LLC	\$240,810	1,251	0.00	\$4,630	\$407
0341081000820	DAVID ROSENFELD	\$246,260	1,251	0.00	\$4,688	\$412
0341081000830	SILVIA DAVILA	\$251,730	1,251	0.00	\$4,747	\$418
0341081000840	ANGEL R CHINEA TRS	\$257,180	1,251	0.00	\$4,806	\$423
0341081000850	FLORA Y MARTINEZ TRS	\$262,640	1,251	0.00	\$4,865	\$428
0341081000860	ALISIER HOLDING LTD	\$268,100	1,251	0.00	\$4,924	\$433
0341081000870	GABRIEL J MUNOZ BUSTAMANTE	\$273,550	1,251	0.00	\$4,982	\$438
0341081000880	DANIEL BUSTAMANTE	\$279,010	1,251	0.00	\$5,041	\$443
0341081000890	BE.BE.A LLC	\$235,350	1,251	0.00	\$4,571	\$402
0341081000900	CARLOS RADULOVITCH &W MARTINA	\$240,810	1,251	0.00	\$4,630	\$407
0341081000910	TEN ARAGON CONDOMINIUM ASSN INC	\$246,260	1,251	0.00	\$4,688	\$412
0341081000920	GARY L SCHRODT &	\$251,730	1,251	0.00	\$4,747	\$418
0341081000930	JOSE R BALTAZAR CAMPOS &	\$257,180	1,251	0.00	\$4,806	\$423
0341081000940	LAJOTOLU INC	\$262,640	1,251	0.00	\$4,865	\$428
0341081000950	ROLANDO GONZALEZ	\$268,100	1,251	0.00	\$4,924	\$433
0341081000960	CARLOS M DEEB	\$273,550	1,251	0.00	\$4,982	\$438
0341081000970	ARTHUR L & LAURA K CAHOON	\$279,010	1,251	0.00	\$5,041	\$443
0341081000980	MICHAEL LASSNER	\$136,080	753	0.00	\$2,691	\$237
0341081000990	BABU SURENDRAN	\$141,280	753	0.00	\$2,747	\$242
0341081001000	MIGUEL SANDOVAL	\$146,460	753	0.00	\$2,803	\$247
0341081001010	YOVANNA ALVAREZ	\$151,650	753	0.00	\$2,859	\$251
0341081001020	CARLOS L VINCENTELLI	\$156,820	753	0.00	\$2,915	\$256
0341081001030	RESIDUARY TRUST A	\$162,020	753	0.00	\$2,971	\$261
0341081001040	MAURICIO ANGARITA	\$167,210	753	0.00	\$3,027	\$266
0341081001050	LTL ROYALE ENTERPRISE LLC	\$172,380	753	0.00	\$3,082	\$271
0341081001060	MARISA N ADAMS	\$177,570	753	0.00	\$3,138	\$276
0341081001070	JAIME CARBONELL &W CRISTINA	\$136,080	753	0.00	\$2,691	\$237
0341081001080	ANABEL GARCIA NILES	\$141,280	753	0.00	\$2,747	\$242
0341081001090	MIGUEL LLODRA	\$146,460	753	0.00	\$2,803	\$247
0341081001100	REZENE TEFAMARIAM	\$151,650	753	0.00	\$2,859	\$251
0341081001110	ARAGON 10 LLC	\$156,820	753	0.00	\$2,915	\$256
0341081001120	JOSEPH & LINDA CONTE &	\$162,020	753	0.00	\$2,971	\$261

PIN	OWNER NAME	Market Value	Building Area	Front Footage	Initial Pre-Pay Amount	Total Max. Annual Ass.
0341081001130	CLARA CARMÍ & MARIA PERRY	\$167,210	753	0.00	\$3,027	\$266
0341081001140	AMBAR LLC	\$172,380	753	0.00	\$3,082	\$271
0341081001150	SHNITZER INVESTMENTS LLC	\$177,570	753	0.00	\$3,138	\$276
0341081001160	ANA MARIA OJEDA	\$218,300	1,139	0.00	\$4,205	\$370
0341081001170	IIHAN SANAL &W CLARISSA	\$223,760	1,139	0.00	\$4,264	\$375
0341081001180	JAVIER MOLINS	\$229,200	1,139	0.00	\$4,322	\$380
0341081001190	SAMUEL J RANDALL	\$234,660	1,139	0.00	\$4,381	\$385
0341081001200	ANTONIO E WANDERLEY &W FERNANDA	\$240,120	1,139	0.00	\$4,440	\$391
0341081001210	MARGARET A RABINER &	\$245,580	1,139	0.00	\$4,499	\$396
0341081001220	LEIF E JATTNE &W MELISSA D JATTNE	\$251,040	1,139	0.00	\$4,558	\$401
0341081001230	LUIS ANGEL RIVERA &	\$256,490	1,139	0.00	\$4,616	\$406
0341081001240	KUOSHENG YU &W FEILI HUANG YU	\$261,960	1,139	0.00	\$4,675	\$411
0341081001250	JOERG REINHOLD	\$249,130	1,394	0.00	\$4,952	\$436
0341081001260	RASSEL PRIETO TRS	\$253,930	1,394	0.00	\$5,004	\$440
0341081001270	WALMOR P DE LUCA	\$258,730	1,394	0.00	\$5,055	\$445
0341081001280	JAMES JOSEPH MORRISON	\$263,550	1,394	0.00	\$5,107	\$449
0341081001290	JUAN PENALOZA	\$268,330	1,394	0.00	\$5,159	\$454
0341081001300	KATHERINE MCGRANE	\$273,140	1,394	0.00	\$5,211	\$458
0341081001310	ARAGON 1207 LLC	\$277,940	1,394	0.00	\$5,262	\$463
0341081001320	CARLOS M DEEB	\$282,750	1,394	0.00	\$5,314	\$467
0341081001330	RICARDO CORTEZ	\$287,560	1,394	0.00	\$5,366	\$472
0341081001340	LUIS ROLDAN & SANDRA CUBA JTRS	\$358,140	1,654	0.00	\$6,549	\$576
0341081001350	AMIR EL YORDI	\$363,870	1,654	0.00	\$6,611	\$582
0341081001360	HENRY E MENDIA &W MARIA C	\$369,590	1,654	0.00	\$6,673	\$587
0341081001370	UNITTRANSFER HOLDINGS INC	\$375,340	1,654	0.00	\$6,735	\$592
0341081001380	CELINA M. HERNANDEZ TRS	\$381,060	1,654	0.00	\$6,796	\$598
0341081001390	JUAN A &W ESCARFULLER &W	\$386,790	1,654	0.00	\$6,858	\$603
0341081001400	PETER TAYLOR YAWNEY	\$392,540	1,654	0.00	\$6,920	\$609
0341081001410	HENDRIK R WOODS	\$398,260	1,654	0.00	\$6,982	\$614
0341081001420	JORGE E CASTELLON &W MEGAN L	\$403,990	1,654	0.00	\$7,043	\$620
0341081001430	OCTAGON AIA LLC TRS	\$225,120	1,179	0.00	\$4,344	\$382
0341081001440	ALISIER HOLDING LTD	\$230,580	1,179	0.00	\$4,402	\$387
0341081001450	ORLANDO J ABELLA &W ILIANA ABELLA	\$236,030	1,179	0.00	\$4,461	\$392
0341081001460	AUNARIO TIRADO	\$241,490	1,179	0.00	\$4,520	\$398
0341081001470	JOAQUIN F NEGRETTE	\$246,950	1,179	0.00	\$4,579	\$403
0341081001480	NICHOLAS D SIEGFRIED	\$252,410	1,179	0.00	\$4,638	\$408
0341081001490	RICHARD MONTES DE OCA	\$257,860	1,179	0.00	\$4,696	\$413
0341081001500	HAROUNA SOUMAH	\$263,320	1,179	0.00	\$4,755	\$418
0341081001510	JUAN CARLOS PEDIAL	\$268,780	1,179	0.00	\$4,814	\$423
0341081001520	CORALCAT CORP	\$139,330	798	0.00	\$2,799	\$246
0341081001530	TEN ARAGON CONDO ASSN INC	\$144,520	798	0.00	\$2,855	\$251

PIN	OWNER NAME	Market Value	Building Area	Front Footage	Initial Pre-Pay Amount	Total Max. Annual Ass.
0341081001540	FRANK CRUZ ALVAREZ &	\$149,700	798	0.00	\$2,911	\$256
0341081001550	WOODBYS FAMILY MANAGEMENT CO LLC	\$154,900	798	0.00	\$2,967	\$261
0341081001560	RODOLFO JO GUZMAN	\$160,070	798	0.00	\$3,023	\$266
0341081001570	JORDI FERRE &W EDITH C GIRATA	\$165,260	798	0.00	\$3,079	\$271
0341081001580	SUSANA RODRIGUEZ	\$170,440	798	0.00	\$3,135	\$276
0341081001590	OCEAN BANK	\$175,630	798	0.00	\$3,190	\$281
0341081001600	ITSME86YETAGAIN LLC	\$180,820	798	0.00	\$3,246	\$286
0341081001610	10 ARAGON AVENUE UNIT 719 LLC	\$144,520	798	0.00	\$2,855	\$251
0341081001620	10 Aragon - Unit 819	\$149,700	798	0.00	\$2,911	\$256
0341081001630	ADOLFO PASTRAN	\$154,900	798	0.00	\$2,967	\$261
0341081001640	SOFIA CRISTINA MORALES	\$160,070	798	0.00	\$3,023	\$266
0341081001650	FLABIO ALEJANDRO VIVAS	\$165,260	798	0.00	\$3,079	\$271
0341081001660	JOSEFINA HERNANDEZ	\$170,440	798	0.00	\$3,135	\$276
0341081001670	KENNETH J COONEY	\$175,630	798	0.00	\$3,190	\$281
0341081001680	CARMEN LISETTE CAMPOS	\$180,820	798	0.00	\$3,246	\$286
0341081001690	MYRIAM A FONT TRS	\$218,300	1,114	0.00	\$4,164	\$366
0341081001700	CARLOS BUZENGO &W NELVA BUZNEGO	\$223,760	1,114	0.00	\$4,223	\$372
0341081001710	JEANETTE M FONT	\$229,200	1,114	0.00	\$4,282	\$377
0341081001720	GOLDEN US PROPERTIES CORP	\$234,660	1,114	0.00	\$4,341	\$382
0341081001730	LAURA TERMINI	\$240,120	1,114	0.00	\$4,399	\$387
0341081001740	TOMMASO ANNESE	\$245,580	1,114	0.00	\$4,458	\$392
0341081001750	ANTONIO O SANCHEZ	\$251,040	1,114	0.00	\$4,517	\$397
0341081001760	ARAGON BAY PROPERTIES LLC	\$256,490	1,114	0.00	\$4,576	\$403
0341081001770	PROSPECT ARAGON LLC	\$262,640	1,114	0.00	\$4,642	\$408
0341081001780	RICHWOOD HOLDINGS LLC	\$477,520	1,309	0.00	\$7,274	\$640
0341081001790	CARIVE PROPERTIES II INC	\$477,520	1,309	0.00	\$7,274	\$640
0341081001800	ARAGON RENTAL CONCEPTS LLC	\$283,100	1,251	0.00	\$5,085	\$447
0341081001810	COOPER FAMILY COMPANY LLC	\$283,100	1,251	0.00	\$5,085	\$447
0341081001820	BANK OF AMERICA NA	\$477,520	1,309	0.00	\$7,274	\$640
0341081001830	NOEL HERNANDEZ &W CELINA M	\$740,160	2,423	0.00	\$11,916	\$1,048
0341081002040	CF MIRACLE MILE LLC	\$441,730	1,625	0.00	\$7,403	\$651
0341081002050	CF MIRACLE MILE LLC	\$125,350	461	0.00	\$2,100	\$185
0341081002060	CF MIRACLE MILE LLC	\$189,030	695	0.00	\$3,167	\$279
0341081002070	CF MIRACLE MILE LLC	\$753,530	2,772	0.00	\$12,628	\$1,111
0341081002080	CF MIRACLE MILE LLC	\$80,340	296	0.00	\$1,347	\$119
0341081002090	CF MIRACLE MILE LLC	\$229,460	844	0.00	\$3,845	\$338
0341081002100	CF MIRACLE MILE LLC	\$158,340	582	0.00	\$2,653	\$233
0341081002130	CF MIRACLE MILE LLC	\$551,280	2,028	0.00	\$9,238	\$813
0341081002140	CF MIRACLE MILE LLC	\$153,000	563	0.00	\$2,564	\$226
0341081002150	CF MIRACLE MILE LLC	\$167,090	615	0.00	\$2,801	\$246
0341081002160	CF MIRACLE MILE LLC	\$281,830	1,037	0.00	\$4,723	\$416

PIN	OWNER NAME	Market Value	Building Area	Front Footage	Initial Pre-Pay Amount	Total Max. Annual Ass.
0341081002170	CF MIRACLE MILE LLC	\$244,950	901	0.00	\$4,105	\$361
0341081002180	CF MIRACLE MILE LLC	\$234,070	861	0.00	\$3,922	\$345
0341081002190	CF MIRACLE MILE LLC	\$168,940	621	0.00	\$2,830	\$249
0341081002200	CF MIRACLE MILE LLC	\$139,430	513	0.00	\$2,337	\$206
0341081002210	CF MIRACLE MILE LLC	\$129,490	476	0.00	\$2,169	\$191
0341081002220	CF MIRACLE MILE LLC	\$88,600	326	0.00	\$1,485	\$131
0341081002230	CF MIRACLE MILE LLC	\$94,370	347	0.00	\$1,581	\$139
0341081002240	CF MIRACLE MILE LLC	\$117,830	433	0.00	\$1,974	\$174
0341081110010	CITY OF CORAL GABLES	\$844,500	2,815	0.00	\$13,678	\$1,203
0341081110020	CITY OF CORAL GABLES	\$1,186,800	3,956	0.00	\$19,222	\$1,691
0341170050270	2423 LE JEUNE RD LLC	\$1,606,650	4,937	0.00	\$25,340	\$2,229
0341170050360	BALBRO 25 26 LLC	\$847,700	2,506	0.00	\$13,209	\$1,162
0341170050370	BALBRO 25 26 LLC	\$877,500	2,550	0.00	\$13,602	\$1,197
0341170050380	BALBRO 25 26 LLC	\$1,122,060	4,192	0.00	\$18,908	\$1,663
0341170050390	BALBRO 25 26 LLC	\$818,900	2,257	0.00	\$12,494	\$1,099
0341170050580	SOUTHEAST STB PORFOLIO LLC	\$302,063	-	0.00	\$3,254	\$286
0341170050590	SOUTHEAST STB PORFOLIO LLC	\$302,063	-	0.00	\$3,254	\$286
0341170050600	SOUTHEAST STB PORFOLIO LLC	\$302,063	-	0.00	\$3,254	\$286
0341170050630	SOUTHEAST STB PORFOLIO LLC	\$302,063	-	0.00	\$3,254	\$286
0341170050640	SOUTHEAST STB PORFOLIO LLC	\$302,063	-	0.00	\$3,254	\$286
0341170050650	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$3,254	\$286
0341170050660	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$3,254	\$286
0341170050670	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$3,254	\$286
0341170050680	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$3,254	\$286
0341170050690	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$3,254	\$286
0341170050700	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$3,254	\$286
0341170050710	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$3,254	\$286
0341170050720	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$3,254	\$286
0341170050730	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$3,254	\$286
0341170050740	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$3,254	\$286
0341170050750	ANJOHN REALTY INVESTMENT CORP	\$1,154,500	3,900	0.00	\$18,783	\$1,652
0341170050760	PONAN PARTNERS	\$2,250,920	7,453	0.00	\$36,375	\$3,200
0341170050890	CITY OF CORAL GABLES	\$3,951,240	279,535	0.00	\$497,462	\$43,761
0341170050971	CITY OF CORAL GABLES	\$301,000	-	0.00	\$3,242	\$285
0341170050980	CITY OF CORAL GABLES	\$600,000	-	0.00	\$6,463	\$569
0341170050990	CITY OF CORAL GABLES	\$300,000	-	0.00	\$3,231	\$284
0341170051000	JON L MILLS	\$720,800	2,104	0.00	\$11,188	\$984
0341081002450	CF MIRACLE MILE LLC	\$76,950	311	2.28	\$2,195	\$193
0341081002010	CF MIRACLE MILE LLC	\$94,580	348	2.55	\$2,527	\$222
0341081002460	CF MIRACLE MILE LLC	\$87,480	354	2.59	\$2,497	\$220
0341081002420	CF MIRACLE MILE LLC	\$93,570	379	2.77	\$2,673	\$235

PIN	OWNER NAME	Market Value	Building Area	Front Footage	Initial Pre-Pay Amount	Total Max. Annual Ass.
0341081002310	CF MIRACLE MILE LLC	\$97,530	395	2.89	\$2,786	\$245
0341081002270	CF MIRACLE MILE LLC	\$99,100	401	2.94	\$2,829	\$249
0341081002280	CF MIRACLE MILE LLC	\$99,100	401	2.94	\$2,829	\$249
0341081002390	CF MIRACLE MILE LLC	\$99,440	402	2.94	\$2,837	\$250
0341081002400	CF MIRACLE MILE LLC	\$99,440	402	2.94	\$2,837	\$250
0341081002300	CF MIRACLE MILE LLC	\$101,360	410	3.00	\$2,893	\$254
0341081002110	CF MIRACLE MILE LLC	\$115,010	423	3.10	\$3,072	\$270
0341081001940	CF MIRACLE MILE LLC	\$118,220	435	3.18	\$3,158	\$278
0341081001950	CF MIRACLE MILE LLC	\$118,220	435	3.18	\$3,158	\$278
0341081002020	CF MIRACLE MILE LLC	\$122,900	452	3.31	\$3,282	\$289
0341081002430	CF MIRACLE MILE LLC	\$117,960	477	3.49	\$3,366	\$296
0341081002120	CF MIRACLE MILE LLC	\$130,680	481	3.52	\$3,492	\$307
0341081001980	CF MIRACLE MILE LLC	\$179,740	661	4.84	\$4,800	\$422
0341081002440	CF MIRACLE MILE LLC	\$164,480	665	4.87	\$4,692	\$413
0341081001970	CF MIRACLE MILE LLC	\$186,000	684	5.01	\$4,967	\$437
0341081001850	CF MIRACLE MILE LLC	\$198,640	731	5.35	\$5,307	\$467
0341081001960	CF MIRACLE MILE LLC	\$201,150	740	5.42	\$5,373	\$473
0341081002380	CF MIRACLE MILE LLC	\$189,680	767	5.61	\$5,412	\$476
0341081002470	CF MIRACLE MILE LLC	\$197,220	798	5.84	\$5,629	\$495
0341081002260	CF MIRACLE MILE LLC	\$198,190	802	5.87	\$5,658	\$498
0341081002290	CF MIRACLE MILE LLC	\$198,910	805	5.89	\$5,678	\$500
0341081002410	CF MIRACLE MILE LLC	\$198,910	805	5.89	\$5,678	\$500
0341081002330	CF MIRACLE MILE LLC	\$207,060	838	6.13	\$5,911	\$520
0341081002320	CF MIRACLE MILE LLC	\$215,070	870	6.37	\$6,138	\$540
0341081001860	CF MIRACLE MILE LLC	\$239,340	880	6.44	\$6,391	\$562
0341081002350	CF MIRACLE MILE LLC	\$228,190	923	6.76	\$6,512	\$573
0341081002250	CF MIRACLE MILE LLC	\$279,850	1,132	8.29	\$7,986	\$703
0341081002360	CF MIRACLE MILE LLC	\$287,820	1,164	8.52	\$8,213	\$722
0341081001880	CF MIRACLE MILE LLC	\$326,160	1,200	8.78	\$8,713	\$766
0341081002490	CF MIRACLE MILE LLC	\$304,160	1,231	9.01	\$8,683	\$764
0341081001990	CF MIRACLE MILE LLC	\$343,340	1,263	9.24	\$9,171	\$807
0341081001870	CF MIRACLE MILE LLC	\$356,710	1,312	9.60	\$9,527	\$838
0341081002340	CF MIRACLE MILE LLC	\$429,200	1,736	12.71	\$12,248	\$1,077
0341081002480	CF MIRACLE MILE LLC	\$435,840	1,763	12.90	\$12,438	\$1,094
0341081001890	CF MIRACLE MILE LLC	\$519,520	1,911	13.99	\$13,877	\$1,221
0341081001900	CF MIRACLE MILE LLC	\$526,900	1,938	14.18	\$14,073	\$1,238
0341081002370	CF MIRACLE MILE LLC	\$492,410	1,992	14.58	\$14,053	\$1,236
0341081001910	CF MIRACLE MILE LLC	\$563,060	2,071	15.16	\$15,039	\$1,323
0341081001920	CF MIRACLE MILE LLC	\$603,320	2,219	16.24	\$16,114	\$1,418
0341081002030	CF MIRACLE MILE LLC	\$701,780	2,581	18.89	\$18,743	\$1,649
0341170050291	CITY OF CORAL GABLES LESSOR	\$940,000	3,147	13.40	\$19,981	\$1,758

PIN	OWNER NAME	Market Value	Building Area	Front Footage	Initial Pre-Pay Amount	Total Max. Annual Ass.
0341170050840	BARRY A EICHENBAUM	\$516,640	1,109	16.04	\$12,797	\$1,126
0341170050340	WILL OF MILDRED W BROWN LLC	\$810,810	1,861	19.85	\$18,380	\$1,617
0341080073740	VASILIKI COUYUTAS	\$869,400	2,202	22.42	\$20,598	\$1,812
0341170050800	80 82 MIRACLE MILE LLC	\$773,600	1,843	22.68	\$19,079	\$1,678
0341170050050	GABLES MIRACLE MILE LLC	\$1,038,120	2,513	23.01	\$22,935	\$2,018
0341170050120	JOSE J BOLADO TRS	\$850,200	2,076	23.01	\$20,371	\$1,792
0341080063510	GEORGETTE ARNOLD REVOCABLE TRUST	\$748,450	1,821	23.34	\$19,064	\$1,677
0341080063790	277 279 BUILDING LLC	\$1,299,060	3,794	24.24	\$28,481	\$2,505
0341170050040	MIRACLE MILE PROPERTY LTD	\$1,058,520	2,598	24.59	\$23,886	\$2,101
0341170050560	116 MIRACLE MILE LLC	\$663,166	6,526	24.90	\$29,591	\$2,603
0341080063520	1220 BROADWAY LLC	\$1,380,120	3,324	24.93	\$28,351	\$2,494
0341170050030	370 PROPERTY LLC	\$1,130,280	2,897	25.06	\$25,339	\$2,229
0341170050312	JACKSON RIP HOLMES	\$1,030,680	2,908	25.11	\$24,548	\$2,159
0341080073760	BLANCK TRUST LTD PARTNERSHIP	\$1,125,840	3,001	25.30	\$25,626	\$2,254
0341170050320	GABLES MIRACLE MILE LLC	\$1,118,880	2,912	25.78	\$25,545	\$2,247
0341170050110	MMMM LLC	\$1,441,000	5,030	26.16	\$33,183	\$2,919
0341170050830	M O M REALTY CORP % P DAVIS	\$737,400	1,662	26.16	\$19,658	\$1,729
0341080063750	ROBERT GALLAGHER JR & W ELISABETH	\$1,480,240	4,476	26.20	\$32,271	\$2,839
0341170050530	GABLES MIRACLE MILE LLC	\$1,032,840	2,616	26.32	\$24,354	\$2,142
0341080063521	1220 BROADWAY LLC	\$719,880	2,037	26.35	\$20,432	\$1,797
0341170050060	THE HELEN P STEVENS FAMILY	\$1,116,120	2,838	26.63	\$25,670	\$2,258
0341080063800	LILIAN M PENNA	\$1,293,780	3,772	26.88	\$29,367	\$2,583
0341170050130	ALAN SUSAN CORPORATION &	\$836,800	2,009	27.26	\$21,686	\$1,908
0341170050810	HYERDALE ASSOCIATES LLC	\$794,600	1,948	27.42	\$21,253	\$1,870
0341170050310	MIRACLE MILE S LLC	\$1,108,080	2,867	40.28	\$30,738	\$2,704
0341170050860	THOMAS C MAYES JR	\$1,533,400	3,617	45.54	\$37,953	\$3,339
0341080073710	MARSHALL D KAPLAN &	\$2,221,590	6,367	45.71	\$50,012	\$4,400
0341170050140	WILL OF MILDRED W BROWN LLC	\$2,264,190	6,639	46.17	\$51,156	\$4,500
0341080063740	ALEE INC	\$1,586,400	3,837	46.57	\$39,278	\$3,455
0341080073690	MIRACLE MILE LLC	\$2,420,820	7,143	47.29	\$54,026	\$4,753
0341080073720	M O M REALTY CORP	\$1,847,800	4,884	47.30	\$44,111	\$3,880
0341170050471	THE PONCE DE LEON PARTNERSHIP	\$1,875,580	7,453	48.34	\$50,552	\$4,447
0341170050315	JEANIE HOLMES TR	\$2,194,290	6,449	48.90	\$51,154	\$4,500
0341170050870	SANDS INVESTMENTS LLC	\$1,571,400	3,807	49.00	\$39,987	\$3,518
0341080063581	G C M M INC	\$1,424,050	3,604	49.13	\$38,341	\$3,373
0341080063761	ROBERT J FEWELL TR	\$2,274,230	6,993	49.25	\$53,186	\$4,679
0341170050550	ANGELO VITUCCI TRS	\$2,137,680	5,532	49.33	\$48,761	\$4,289
0341080063720	IRENE IDA SANDS	\$2,099,160	6,076	49.38	\$49,690	\$4,371
0341080063580	MOORMAN PROPERTIES I LLC	\$2,136,100	5,940	49.52	\$49,743	\$4,376
0341170050330	BALOGH BROTHERS LLC	\$2,390,430	7,383	49.64	\$55,188	\$4,855
0341080063560	HELEN KATHERINE LIMMIATIS TRS	\$1,827,150	5,547	49.70	\$46,332	\$4,076

PIN	OWNER NAME	Market Value	Building Area	Front Footage	Initial Pre-Pay Amount	Total Max. Annual Ass.
0341170050540	GLORIA B SILVER & LEO SILVER TRS	\$2,816,880	9,378	49.97	\$63,403	\$5,578
0341080063780	NORMAS MIRACLE LLC	\$1,928,800	4,770	50.12	\$45,578	\$4,010
0341080073700	GABLES MIRACLE MILE LLC	\$2,302,130	6,753	50.19	\$53,225	\$4,682
0341080063540	THE HELEN P STEVENS FAMILY	\$1,643,250	4,284	50.48	\$42,219	\$3,714
0341080073750	KETTAL NORTH AMERICA INC	\$2,349,892	7,928	51.12	\$56,633	\$4,982
0341170050100	LRE PROPERTIES LLC	\$2,050,000	7,778	51.39	\$53,882	\$4,740
0341080063500	THOMAS CAMPANIELLO	\$2,094,695	5,379	51.48	\$48,853	\$4,298
0341080073730	GABLES MIRACLE MILE LLC	\$2,363,310	6,676	52.00	\$54,235	\$4,771
0341170050520	MIRMAC PARTNERS LLC	\$858,735	-	52.41	\$26,657	\$2,345
0341080063550	345 MM LLC	\$1,950,000	4,680	54.38	\$47,134	\$4,146
0341170050280	THE CITY OF CORAL GABLES	\$1,197,600	3,924	57.28	\$40,197	\$3,536
0341170050820	ARRIBA INVESTMENTS INC	\$954,160	3,603	60.83	\$38,749	\$3,409
0341080080023	CAVA INVESTMENTS LTD	\$5,084,340	14,749	63.90	\$99,739	\$8,774
0341080073790	BENITA ABLIN GILLER LE	\$3,231,690	9,097	69.43	\$73,468	\$6,463
0341080063710	TOBA MEISELMAN TRS	\$3,084,690	8,365	71.27	\$71,261	\$6,269
0341170050300	MIRACLE MILE S LLC	\$3,180,450	9,145	73.12	\$74,518	\$6,555
0341170050090	WILL OF MILDRED W BROWN LLC	\$3,219,630	9,099	74.40	\$75,217	\$6,617
0341080063770	GABLES MIRACLE MILE LLC	\$2,944,920	7,283	74.89	\$68,983	\$6,068
0341170050880	MIRACLE REAL ESTATE LTD	\$3,049,290	8,799	76.27	\$73,805	\$6,493
0341170050850	C & S INVESTMENT CORP	\$2,546,190	6,339	76.59	\$64,136	\$5,642
0341080063810	MIRACLE PLAZA INC	\$3,000,000	23,115	78.61	\$106,705	\$9,387
0341170050010	BERNICE SEAMAN TRUSTEE	\$1,412,252	3,143	85.35	\$50,650	\$4,456
0341170050070	GABLES MIRACLE MILE LLC	\$4,275,960	12,076	97.10	\$99,242	\$8,730
0341170050570	SOUTHEAST STB PORFOLIO LLC	\$4,604,261	36,782	98.63	\$158,549	\$13,947
0341080063530	CORAL GABLES ENTERPRISES LLC	\$3,500,000	10,364	99.40	\$89,717	\$7,892
0341170050790	MIRACLE CENTER	\$3,609,330	9,473	100.55	\$89,041	\$7,833
0341080063730	ODESSA INV INC	\$4,120,480	11,688	102.00	\$98,880	\$8,698
0341170050020	SAMTER REALTY CO LLC	\$2,124,897	4,782	115.51	\$71,534	\$6,293
0341080063590	MIRACLE MILE PLAZA INC	\$1,657,340	6,238	133.30	\$77,526	\$6,820
0341170060010	NNN TRS INC	\$4,700,000	30,005	157.00	\$165,671	\$14,574
0341080080030	HELEN KING TELLEKAMP TR	\$1,983,556	4,548	168.62	\$89,546	\$7,877
0341170050480	MCBRIDE FAM LTD PARTNERSHIP	\$4,300,000	34,077	202.82	\$188,567	\$16,588
0341170050350	GABLES MIRACLE MILE LLC	\$8,310,550	47,100	204.70	\$252,367	\$22,201
0341080890010	PRIM BAC COLONNADE LLC	\$47,000,000	205,295	207.00	\$935,750	\$82,317

APPENDIX E
FORM OF PREPAYMENT NOTICE

City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134-5717

Re: Miracle Mile Assessment Area

The City Commission of the City of Coral Gables, Florida (the "City"), recently established and approved a special assessment against property within the Miracle Mile Assessment Area of the City (the "Assessment Area") to fund the design, acquisition, construction, and installation of the Miracle Mile Improvement Project. This type of financing where the property owners participate in the cost of the program is used throughout Florida and is consistent with the policy of the City.

Commencing in November 2016, the assessments will be collected on the ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. The assessments will be payable in not to exceed twenty (20) annual installments, the first of which shall be included on the ad valorem tax bill to be mailed in November 2016. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

The City expects to finance this project with long-term, permanent financing. This will permit the cost attributable to your property to be amortized over a period of not to exceed twenty (20) years. However, you may choose to prepay your assessment in full at any time prior to _____, 2015 to avoid additional interest and other annual costs associated with the assessment program. The amount required to prepay the assessment on or prior to _____, 2015 is {insert amount}.

Please make checks for prepayment amounts payable to the City of Coral Gables, Florida, Attention: Finance Department, 405 Biltmore Way, Coral Gables, Florida 33134-5717. Please be sure to either write the assessment parcel number (shown at the top of this letter) on your check or return this letter with your payment.

Assessment records and copies of applicable Ordinances and Resolutions passed by the City Commission are on file at the offices of the City Clerk, located at 405 Biltmore Way, Coral Gables, Florida.

CITY OF CORAL GABLES, FLORIDA