

# OFFICE OF THE PROPERTY APPRAISER

### **Summary Report**

Generated On : 8/4/2017

Property Information	
Folio:	03-4117-008-1890
Property Address:	2605 ANDERSON RD Coral Gables, FL 33134-4803
Owner	BILTMORE PARC HOMES LLC
Mailing Address	301 ALMERIA AVE 330 CORAL GABLES, FL 33134 USA
PA Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8/4/0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,171 Sq Ft
Lot Size	5,000 Sq.Ft
Year Built	1967

Assessment Information			
Year	2017	2016	2015
Land Value	\$550,000	\$350,000	\$325,000
Building Value	\$180,195	\$171,614	\$154,453
XF Value	\$5,386	\$5,389	\$5,337
Market Value	\$735,581	\$527,003	\$484,790
Assessed Value	\$508,264	\$462,059	\$420,054

Benefits Informa	tion			
Benefit	Туре	2017	2016	2015
Non-Homestead Assessment S227,317 S64,944 S64,73				\$64,736
Note: Not all benefits are applicable to all Taxable Values (i.e. County,				

School Board, City, Regional)

Short Legal Description	
CORAL GABLES BILTMORE SEC	
PB 20-28	
LOT 2 BLK 11	
LOT SIZE SITE VALUE	
COC 24413-4479 03 2006 1	



Taxable Value Informa	tion		
	2017	2016	2015
County			
Exemption Value	50	\$0	\$0
Taxable Value	\$508,264	\$462,059	\$420,054
School Board			
Exemption Value	so	S0	S0
Taxable Value	\$735,581	\$527,003	\$484,790
City			
Exemption Value	\$0	50	\$0
Taxable Value	\$508,264	\$462,059	\$420,054
Regional		,	
Exemption Value	50	\$0	\$0
Taxable Value	\$508,264	\$462,059	\$420,054

Sales Information			
Previous Sale	Price	OR Book- Page	Qualification Description
01/09/2017	\$991,100	30388- 3755	Not exposed to open-market; atypical motivation
03/01/2006	\$1,125,000	24413- 4479	Sales which are qualified
02/01/2001	\$0	19518- 3507	Sales which are disqualified as a result of examination of the deed
08/01/1991	S0	00000- 00000	Sales which are disqualified as a result of examination of the deed

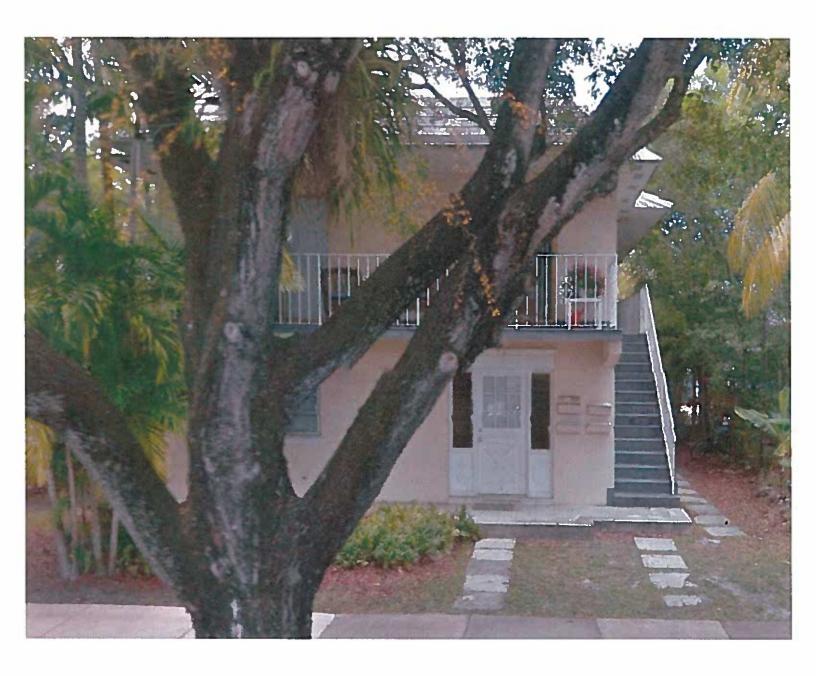
The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on the Property Appraiser. and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer asp

**EXHIBIT** 

### 2605 Anderson Rd

Owner (Registered Agent)
Biltmore Parc Homes, LLC
c/o Daniel Fernandez
Registered Agent
250 Catalonia Ave, Ste 600
Coral Gables, FL 33134-6727

### **2605 ANDERSON ROAD**





Home

Citizen Services

**Business Services** 

**Back to Coral Gables.com** 

Permits and Inspections: Search Results

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Contact

**®** New Permit Search

### **Permit Search Results**

Permit#:	App. Date	Street Address	Туре	Description	Status	Issue Date	Final Date	Fees Due
CE-16-12-7425	12/29/2016	2605 ANDERSON RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/03/2017	01/03/2017	0.00
HI-16-06-8034	06/29/2016	2605 ANDERSON RD	LETTER OF HISTORIC SIGNIFICANCE		final	06/29/2016	06/29/2016	0.00
PW-12-04-9427	04/30/2012	2605 ANDERSON RD	UTITILITIES (AT & T) PERMIT	REMOVE/REPLACE POLE	issued	03/27/2013		0.00
RC-17-08-1260	08/04/2017	2605 ANDERSON RD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1967) CONSTRUCTION REGULATION BOARD CASE #17-6367 AND UNSAFE STRUCTURE BOARD FEE	approved			980.63

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

CITY'S

**EXHIBIT** 

2

MobileEyes



# City of Coral Gables Fire Department

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

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

Occupant Name:

2605 Anderson Ave. Apartments - 4

units

Address:

2605 Anderson Road

City:

Coral Gables

Inspection

8/10/2016

Date:

InspectionType: AA-Tactical, Apartment /

Condo

Inspected By:

Leonard Veight 305-460-5577

lveight@coralgables.com

Suite:

Occ. Sq. Ft.:

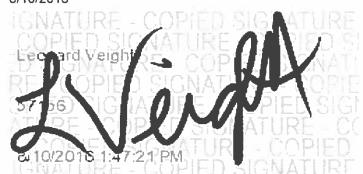
0

### No violations noted at this time.

Company Representative:



No Signature 8/10/2016



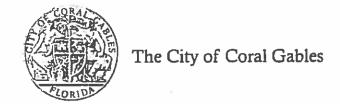
Signature valid only in mobile-eyes documents

Inspector:

Leonard Veight 8/10/2016

CITY'S

EXHIBIT 3



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

4/25/2017

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

VIA CERTIFIED MAIL 7015 3010 0001 0620 0075

RE: 2605 ANDERSON RD, CORAL GABLES, FL FOLIO # 341170081890 Recertification of Building 40 Years or Older

### Gentlemen:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old. or older, having been built in 1967. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. Submittal of the Report does not constitute recertification; it must be approved by this department.

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

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. Recertification will take place once a revised Report is approved and all required permits are closed.

The Architect or Engineer may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link; http://www.miamidade.gov/pa/propertyrecertification.asp. The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.

Failure to submit the required Report within the allowed time will result in declaring the structure unsafe and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E., **Building Official** 

CITY'S Confosite

5 N	
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the malipiece, or on the front if space permits.</li> <li>1. Article Addressed to:</li> </ul>	A. Signature  X
BILTMORE PARC HOMES LLC 301 ALMERIA AVE 330	If YES, enter delivery address below:
	8
CORAL GABLES, FL 33134	en e
9590 9403 0940 5223 8108 69  2. Article Number (Transfer from service label)  1015 3010 000106 20 0015	3. Service Type
PS Form 3811, July 2015 PSN 7530-02-000-9053	Propertie Return Receipt

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

CITY OF CORAL GABLES. Petitioner.

Case No. 17-6367

VS.

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

Return receipt number:

91 7108 2133 3932 5922 8640

Respondent.

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

Date: August 31, 2017

Re: **2605** Anderson Road, Coral Gables, Florida 33134-4803, and legally described as Lot 2, Block 11, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-1890 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-I 86(j)(l3) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

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

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

Belkys Gardia. Secretary to the Board

### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta. Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator. Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



# CITY OF CORAL GABLES DEVELOPMENT SERVICES DEPARTMENT Affidavit of Posting

Case #: 17-6367	
Title of Document Posted: Construction Reg For Failure To Recertify and Notice of Hear	ulation Board, Notice of Unsafe Structure Violation ing
	, DO HEREBY SWEAR/AFFIRM THAT AS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2605 ANDERSON AT	ON ROAD, ON 8-31-17
EWANDO MAITIN Employee's Printed Name	Employee's Signature
STATE OF FLORIDA  ss.  COUNTY OF MIAMI-DADE  Sworn to (or affirmed) and subscribed be	efore me this 31 st day of August, in who is personally known to
me.	
My Commission Expires:  BELKYS GARCIA	Bellus Saran
Commission # FF 186232 Expires April 29, 2019 Bonded Thru Trey Fain Insurance 800-385-7019	Notary Public

### **2605 ANDERSON ROAD**



CFN: 20170031759 BOOK 30388 PAGE 3753 DATE:01/19/2017 11:24:57 AM DEED DOC 5,788.80 SURTAX 4,341.60 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared by and return to:

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

Parcel Identification No. 03-4117-008-1880

[Space Above This Line For Recording Data]

# Warranty Deed (STATUTORY FORM - SECTION 689.02, F.S.)

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

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

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

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

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

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

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

760 Valencia Avenue, LLC, a Florida limited liabilty

company

(Corporate Seal)

State of Florida County of Miami-Dade

The foregoing instrument was acknowledged before me thi Representative, of 760 Valencia Avenue, LLC, a Florida lim personally known to me or [X] has produced a driver's license	day of January, 2017 by Maria C. Longo, Authorized nited liability company, on behalf of the corporation. He [] is a sidentification.
[Notary Seal]	Notary Public Sundo
white State of Florida	Printed Name:
Notary Public State of Florida Flore Figueredo My Commission EE 679885 My Commission E 679885	My Commission Expires:



Department of State / Division of Corporations / Search Records / Detail By Document Number /

### **Detail by Entity Name**

Florida Limited Liability Company BILTMORE PARC HOMES, LLC

Filing Information

**Document Number** 

L14000194920

**FEI/EIN Number** 

APPLIED FOR

**Date Filed** 

12/24/2014

State

FL

Status

**ACTIVE** 

**Last Event** 

LC NAME CHANGE

**Event Date Filed** 

08/08/2016

**Event Effective Date** 

NONE

Principal Address

301 ALMERIA AVENUE

**STE 330** 

CORAL GABLES, FL 33134

Changed: 11/30/2015

**Mailing Address** 

301 ALMERIA AVENUE

**STE 330** 

CORAL GABLES, FL 33134

Changed: 11/30/2015

Registered Agent Name & Address

FERNANDEZ, DANIEL

250 CATALONIA AVENUE, SUITE 600

CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

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

### **Annual Reports**

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

### **Document Images**

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

Flori (1 Department of State, Division of Corperations

CFN: 20170031763 BOOK 30388 PAGE 3761 DATE:01/19/2017 11:24:57 AM MTG DOC 17,500.00 INTANGIBLE 10,000.00 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

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

### MORTGAGE

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

### WITNESSETH:

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

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

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

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

Signed, sealed and delivered in the presence of:

MORTGAGOR:

BILTMORE PARC HOMES, LLC, a Florida Limited Liability Company

ROLANAY, MANGET

Print Witness Name

By:

JENNY A. DUCREY, MANAGER

Flora Figueredo
Print Witness Name

STATE OF FLORIDA

COUNTY OF MIAMI-DADE )

Notary Public State of Florida Flora Figueredo

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

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA

8/17/17, 8:10 PM

### Biscayne Bank (FDIC # 57973)

Active Insured Since July 5, 2005

Data as of: August 9, 2017

Biscayne Bank is an active bank

**FDIC Certificate#:** 

57973

Established:

**Bank Charter Class:** 

July 5, 2005

**Corporate Website:** 

Headquarters:

Locations:

2601 South Baysholesured:

July 5, 2005

http://www.biscaynebank.com

Drive, 6th Floor Coconut Grove, FL

Non-member of the Federal Reserve

Consumer Assistance:

System

https://www5.fdic.gov/starsmail/index.asp

33133

Contact the FDIC about:

Miami-Dade County Regulated By:

5 domestic in 1

states,

Federal Deposit Insurance Corporation

Biscayne Bank

0 in territories, and 0 in foreign locations

Locations

History

Identifications

**Financials** 

Other Names / Websites

### Showing 1 to 5 of 5 entries

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