



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On 10/26/2017

Property Information	
Folio:	03-4108-009-4000
Property Address:	115 ZAMORA AVE Coral Gables, FL 33134-4042
Owner	STEFFI PROPERTIES LLC
Mailing Address	1433 W 49 ST HIALEAH, FL 33012-3222
PA Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	6 / 6 / 0
Floors	2
Living Units	6
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	2,974 Sq Ft
Lot Size	6,050 Sq Ft
Year Built	1957



Assessment Information			
Year	2017	2016	2015
Land Value	\$453,750	\$423,500	\$393,250
Building Value	\$169,001	\$160,953	\$144,857
XF Value	\$0	\$0	\$0
Market Value	\$622,751	\$584,453	\$538,107
Assessed Value	\$453,101	\$411,910	\$374,464

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$169,650	\$172,543	\$163,643
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
8 54 41 CORAL GABLES DOUGLAS SEC PB 25-69 LOT 15 BLK 39 LOT SIZE 50,000 X 121 COC 25409-0433 02 2007 6	

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$453,101	\$411,910	\$374,464
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$622,751	\$584,453	\$538,107
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$453,101	\$411,910	\$374,464
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$453,101	\$411,910	\$374,464

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/2007	\$675,000	25409-0433	Other disqualified

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

Version

CITY'S  
EXHIBIT 1

115 Zamora Ave

<b><u>Owner (Registered Agent)</u></b> Steffi Properties, LLC c/o Louis A. Sarmiento Registered Agent 1433 W 49 St Hialeah, FL 33012-3222	<b><u>Mortgagee (FDIC address)</u></b> Totalbank 100 SE 2 St 32nd Floor Miami, FL 33131-2100
<b><u>Mortgagee (branch address)</u></b> Totalbank 2720 Coral Way Coral Gables, FL 33145-3202	

115 ZAMORA AVENUE






[Home](#)   [Citizen Services](#)   [Business Services](#)   [Back to Coral Gables.com](#)

## Permits and Inspections: Search Results

[Logon](#)   [Help](#)   [Contact](#)

## New Permit Search

## Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-09-12-2234	12/09/2009	115 ZAMORA AVE	CODE ENF WARNING PROCESS	WT3418 SEC 54-153 CC (DAY) TRASH (SURF BOARD) ON SWALE 2 DAYS PRIOR TO SCHEDULED P/U. MUST REMOVE.	final	12/09/2009	12/09/2009	0.00
CE-11-05-6321	05/16/2011	115 ZAMORA AVE	CODE ENF WARNING PROCESS	WT16288 SEC 34-21 CITY CODE (LOT) GRASS ON PROPERTY & R/W IS OPVERGROWN & MUST BE CUT.	final	05/16/2011	05/16/2011	0.00
CE-13-03-0207	03/04/2013	115 ZAMORA AVE	CODE ENF WARNING PROCESS	WT11942 54-153 CITY CODE (DAY) PLACING TRASH OUT PRIOR TO 6PM DAY BEFORE SCHEDULED PICKUP. BED ON SWALE. ----- ----- VERBAL----- ----- --	final	03/04/2013	03/05/2013	0.00
EL-11-04-5862	04/12/2011	115 ZAMORA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	CANCELLED - ATT BOX IN FRONT OF 101 ZAMORA POWER TO ATT CABINET \$1500	canceled	04/29/2011	09/29/2011	0.00
RC-17-10-2234	10/26/2017	115 ZAMORA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1957) CONSTRUCTION REGULATION BOARD CASE #17-6720 AND UNSAFE STRUCTURES FEE	approved			980.63

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

CITY'S

EXHIBIT

2



## City of Coral Gables 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.

<b>Occupant Name:</b>	115 Zamora Ave. Apartments - 6 units	<b>Inspection Date:</b>	8/1/2017
<b>Address:</b>	115 Zamora Avenue Coral Gables	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
		<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0
		<b>Occupant Number:</b>	012648

Insp. Result	Location	Code Set	Code
Fail	Floor 2	FL NFPA 01 13 Means of Egress	4.4.3.1.1 - Means of egress - blocked or obstructed

**Comment:** In every occupied building or structure, means of egress from all parts of the building shall be maintained free and unobstructed.

Failure to remove plants from second floor exit walkway both sides.

**Inspector Comments:** Posted notice of violation on front door of apt 1 picture taken. 8/2/17.

A re-inspection will occur on or after 9/1/2017.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

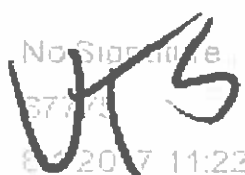
Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

**CITY'S**

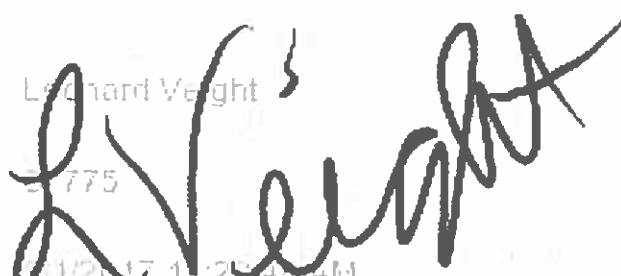
**EXHIBIT**

3

Company  
Representative:

No Signature  
8/1/2017 11:22:48 AM  
  
Signature valid only in mobile-eyes documents

Inspector:

No Signature  
8/1/2017  
Leonard Veight  
8/1/2017 11:22:48 AM  
  
Signature valid only in mobile-eyes documents

Leonard Veight  
8/1/2017



## The City of Coral Gables

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

4/25/2017

**VIA CERTIFIED MAIL**

7015 3010 0001 1378 8399

STEFFI PROPERTIES LLC  
1433 W 49 ST  
HIALEAH, FL 33012-3222

RE: 115 ZAMORA AVE, CORAL GABLES, FL  
FOLIO # 341080094000  
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 1957. 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.miamidadecounty.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, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.

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

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

Thank you for your prompt attention to this matter.

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

CITY'S

Composite

EXHIBIT

4

# SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

STEFFI PROPERTIES LLC

1433 W 49 ST

HIALEAH, FL 33012-3222



9590 9403 0940 5223 8111 56

2. Article Number (Transfer from service label)

7015 3010 0001 1378 8344

# COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

JAREIS

C. Date of Delivery

04/28/17

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

2017 Recert.

Domestic Return Receipt



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 17-6720

vs.

STEFFI PROPERTIES, LLC  
c/o Louis A. Sarmiento  
1433 W. 49<sup>th</sup> Street  
Hialeah, Florida 33012-3222

Return receipt number:

91 7108 2133 3932 5910 7617

Respondent.

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

Date: November 20, 2017

Re: **115 Zamora Avenue**, Coral Gables, Florida 33134-4042, and legally described as Lot 15, Block 39, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-4000 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

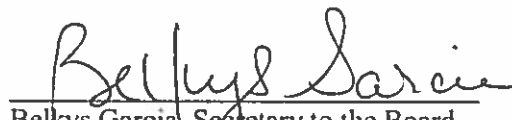
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on December 11, 2017, at 2:00 p.m.**

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

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

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

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

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

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](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:

Totalbank, 100 S.E. 2<sup>nd</sup> Street, 32<sup>nd</sup> Floor, Miami, Florida 33131-2100  
Totalbank, 2720 Coral Way, Coral Gables, Florida 33145-3202



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 17-6720

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

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 115 Zamora Avenue, ON 11-20-17  
AT 10<sup>50</sup> am.

Claudio Ramos  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 20<sup>th</sup> day of November, in  
the year 2017, by Claudio Ramos who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

115 ZAMORA AVENUE



**CITY OF CORAL GABLES**  
Petitioner,  
vs.  
**STREET PROPERTIES, LLC**  
c/o Louis A. Santolucito  
1433 W. 49th Street  
Miami, Florida 33012-3223

Case No. 17-4720

Return receipt number  
71 7106 2133 3732 5910 7617

**NOTICE OF UNSAFE STRUCTURAL VIOLATION FOR FAILURE TO RE-CERTIFY AND NOTICE OF HEARING**

Dated November 20, 2017

Red 115 Zamora Avenue, Coral Gables, Florida 33134-4042, and legally described as Lot 15, Block 39, of CORAL GABLES DOUGLASS SECTION, according to the Plat thereof, as recorded in Plat Book 23, Page 69, of the Public Records of Miami-Dade County, Florida, and having folio number 03-4105-000 ("Property").

The City of Coral Gables ("City") Building Official has requested the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8.12 of the Miami-Dade County Code, in accordance with the City Code, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-126(1)(3) of the City Code for failure to timely comply with the maintenance and repair 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, 495 Biscayne Way, Coral Gables, Florida 33134, on December 11, 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 oral testimony and evidence. However, the Board's decision shall not be subject to appeal. Failure to appear at the hearing will result in the matter being heard on your behalf. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, the person must be made in writing to the City Clerk, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biscayne Way, 2nd Floor, Coral Gables, FL 33134, Monday through Friday, 9:00 a.m. to 5:00 p.m., at (305) 448-0235.

CITY OF CORAL GABLES,  
Petitioner,

vs.

STREET PROPERTIES, LLC  
c/o Louis A. Santolucito  
1433 W. 49th Street  
Miami, Florida 33012-3223

Respondent.

**NOTICE OF UNSAFE STRUCTURAL VIOLATION FOR FAILURE TO RE-CERTIFY AND NOTICE OF HEARING**

Dated November 20, 2017

Red 115 Zamora Avenue, Coral Gables, Florida 33134-4042, and legally described as Lot 15, Block 39, of CORAL GABLES DOUGLASS SECTION, according to the Plat thereof, as recorded in Plat Book 23, Page 69, of the Public Records of Miami-Dade County, Florida, and having folio number 03-4105-000 ("Property").

The City of Coral Gables ("City") Building Official has requested the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8.12 of the Miami-Dade County Code, in accordance with the City Code, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-126(1)(3) of the City Code for failure to timely comply with the maintenance and repair 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, 495 Biscayne Way, Coral Gables, Florida 33134, on December 11, 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 oral testimony and evidence. However, the Board's decision shall not be subject to appeal. Failure to appear at the hearing will result in the matter being heard on your behalf. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, the person must be made in writing to the City Clerk, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biscayne Way, 2nd Floor, Coral Gables, FL 33134, Monday through Friday, 9:00 a.m. to 5:00 p.m., at (305) 448-0235.



CFN 2007R0214642  
OR Bk 25409 Pgs 0433 - 4351 (3pgs)  
RECORDED 03/01/2007 13:07:53  
DEED DOC TAX 4,050.00  
SURTAX 3,037.50  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Prepared By: Luciano Isla, Esq.  
1790 West 49<sup>th</sup> Street, Suite 300  
Hialeah, FL 33012  
Return to:

Property Parcel Identification No.: 03-4108-009-4000

**WARRANTY DEED**

THIS WARRANTY DEED made and entered into this 20<sup>th</sup> day of February, 2007, between  
PAUL BERLIN, a unmarried widower, whose address:  
3009 CLUNE AVENUE Venice, CA 90291 Grantor(s), and,  
STEFFI PROPERTIES, LLC., a Florida Limited Liability Company, Grantees(s), whose address is  
1433 West 49 Street, Hialeah, FL 33012.

(Whenever used herein the terms "grantor" and "grantee" shall include singular and plural heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations whenever the context so admits or requires.)

**WITNESSETH:** That the Grantor(s), 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 conforms unto the grantee all that certain land situate in Miami-Dade County, State of Florida, Viz.:

Lot 15, in Block 39, of DOUGLAS SECTION CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.

Property Address is 115 Zamora Avenue, Coral Gables, FL 33134.

**SUBJECT TO:** Taxes for the year 2007 and years subsequent; conditions, restrictions, limitations and easements of record, if any; and County and Municipal zoning ordinances.

**TOGETHER,** with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantor has hereunto signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

*M. Hanfield*  
Witness as to all parties  
MARK HANFIELD  
Witness printed name  
*Barbara J. Pietro*  
Witness as to all parties  
Barbara J. Pietro  
Witness Printed Name

*Paul J Berlin*  
PAUL BERLIN  
Address: 3009 CLINE AVE  
VENICE CA 90291

STATE OF California  
COUNTY OF LOS ANGELES

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared PAUL BERLIN, to be the person(s) described herein and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2007.

SEAL

*see attached*

\_\_\_\_\_  
NOTARY SIGNATURE

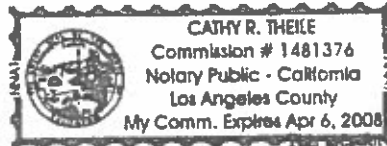
\_\_\_\_\_  
Printed Notary Signature

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
on 1-20-07 before me, CATHY R. THEILE a notary public,  
personally appeared PAUL BERLIN  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument  
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument  
the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Cathy R. Theile



OPTIONAL SECTION  
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) \_\_\_\_\_ TITLE(S) \_\_\_\_\_
- ☐ PARTNER(S) - ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER \_\_\_\_\_

SIGNER IS REPRESENTING:

\_\_\_\_\_  
Name of Person or Entity

\_\_\_\_\_  
Name of Person or Entity

OPTIONAL SECTION

Though the date requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: \_\_\_\_\_

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_



DIVISION of  
**CORPORATIONS**  
*an official State of Florida website*

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
STEFFI PROPERTIES LLC

### Filing Information

Document Number	L07000009938
FEI/EIN Number	20-8350271
Date Filed	01/26/2007
Effective Date	01/25/2007
State	FL
Status	ACTIVE

### Principal Address

1433 W 49 ST  
HIALEAH, FL 33012

### Mailing Address

1433 W 49 ST  
HIALEAH, FL 33012

### Registered Agent Name & Address

Sarmiento , Louis A, Mr  
1433 W 49 ST  
HIALEAH, FL 33012

Name Changed: 02/27/2013

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MENA, EVELYN M  
1433 W 49 ST  
HIALEAH, FL 33012

Title Manager

Sarmiento , Louis A  
1433 W 49 ST  
HIALEAH, FL 33012

**Annual Reports**

Report Year	Filed Date
2015	03/09/2015
2016	08/25/2016
2017	03/21/2017

**Document Images**

<a href="#">03/21/2017 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/25/2016 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2015 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2014 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2013 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/01/2012 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2011 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2010 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2009 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/2008 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2007 - Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

THIS INSTRUMENT PREPARED BY  
AND IS TO BE RETURNED TO:

Carla I. Garcia, Esq.  
C/o TotalBank  
2720 Coral Way  
Miami, Florida 33145

CFN 20070214643  
DR Bk 25409 Pgs 0436 - 451; (16pgs)  
RECORDED 03/01/2007 13:07:53  
MTG DOC TAX 1,890.00  
INTANG TAX 1,080.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

### MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (herein "Mortgage") made this 21<sup>st</sup> day of February, 2007, by and between STEFFI PROPERTIES LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor") the (Mortgagor's address for purposes hereof being 1433 W 49 Street, Hialeah, Florida 33012), and **TOTALBANK, a Florida banking corporation** (hereinafter referred to as "Mortgagee"), with an address for purposes hereof at 2720 Coral Way, Miami, Florida 33145;

#### WITNESSETH:

In consideration of the indebtedness hereinafter referred to, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor does hereby mortgage, grant, bargain, sell, assign and convey unto the Mortgagee, with the power of sale and right of entry and possession, all of the Mortgagor's estate, right, title and interest in, to and under, and grants to the Mortgagee a security interest in, all of the following described property (hereinafter referred to collectively as the "Mortgaged Property") now owned or held or hereafter acquired by the Mortgagor:

(i) All of the land (herein the "Land") located in the County of Miami-Dade, State of Florida, more particularly described in *Exhibit "A"* annexed hereto and incorporated herein by this reference, including all of the rights, privileges and appurtenances thereunto belonging, and all of the state, right, title and interest of the Mortgagor therein or thereto, either in law or in equity, now or hereafter acquired, and in and to all streets, roads and public places, opened or proposed, in front of or adjoining the said Land, and all easements and rights-of-way, public or private, now or hereafter used in connection with the Land (collectively the "Realty");

(ii) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land. All fixtures, machinery, appliances, equipment, furniture, and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, or used or intended to be used in connection with or with the operation of, the Realty, buildings, structures or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and owned by Mortgagor, including all extensions, additions, improvements, betterments, renewals, substitutions, and replacements to any of the foregoing and all of the right, title and interest of Mortgagor in and to any such personal property of fixtures together with the benefit of any deposits or payments now or hereafter made on such personal property or fixtures by Mortgagor or on its behalf (the "Improvements");

(iii) All leases and other agreements, including, without limitation, insurance contracts pertaining to the ownership, occupancy, use, possession or enjoyment of all or any part of the Mortgaged Property, now or hereafter entered into, and any modification, renewal or extension thereof, and all guarantees of the lessees', tenants' or occupants' obligations thereunder, including, without limitation, deposits of cash or securities (collectively the "Leases"), and all of the rents, royalties, issues, profits, revenue, income, unearned insurance premiums and other benefits hereafter accruing under any Lease or otherwise arising from the ownership, occupancy, use,





**TotalBank (FDIC # 21468)**

Active Insured Since March 5, 1974

Data as of: November 8, 2017

**TotalBank** is an active bank

<b>FDIC Certificate#:</b>	<b>21468</b>	<b>Established:</b>	March 5, 1974	<b>Corporate Website:</b>	<a href="http://www.totalbank.com">http://www.totalbank.com</a>
<b>Headquarters:</b>	100 Se 2nd Street, 32nd Floor Miami, FL 33131 Miami-Dade County	<b>Insured:</b>	March 5, 1974	<b>Consumer Assistance:</b>	<a href="https://www5.fdic.gov/starsmail/index.asp">https://www5.fdic.gov/starsmail/index.asp</a>
<b>Locations:</b>	19 domestic in 1 states, 0 in territories, and 0 in foreign locations	<b>Bank Charter Class:</b>	Non-member of the Federal Reserve System	<b>Contact the FDIC about:</b>	TotalBank
		<b>Primary Federal Regulator:</b>	Federal Deposit Insurance Corporation		
		<b>Secondary Federal Regulator:</b>	N/A		

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

Showing 1 to 19 of 19 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
522271	25	Red Sunset Center	6939 Red Road	Miami-Dade	Coral Gables	FL	33143	Full Service Brick and Mortar Office	08/29/2011	
526385	26	Coral Gables Branch	2020 Ponce De Leon Boulevard, Unit 101	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	10/24/2011	
474206	22	Doral Branch Office	8790 N.W. 25th Street	Miami-Dade	Doral	FL	33172	Full Service Brick and Mortar Office	04/14/2008	
544513	29	Doral Point	2555 Nw 102nd Avenue, Unit 101	Miami-Dade	Doral	FL	33172	Full Service Brick and Mortar Office	10/28/2013	
544514	30	Doral 9690 Plaza	9690 Nw 41st Street	Miami-Dade	Doral	FL	33178	Full Service Brick and Mortar Office	10/01/2013	
443348	20	Hialeah Branch Office	5410 West 16th Avenue	Miami-Dade	Hialeah	FL	33012	Full Service Brick and Mortar Office	08/08/2005	
14848		Totalbank	100 Se 2nd Street, 32nd Floor	Miami-Dade	Miami	FL	33131	Full Service Brick and Mortar Office	03/05/1974	
252916	1	19th Street Drive-In	1920 S.W. 27th Avenue	Miami-Dade	Miami	FL	33145	Limited Service Facility Office	01/05/1976	
17074	5	Downtown Banking Center Branch	100 Se 2nd Street	Miami-Dade	Miami	FL	33131	Full Service Brick and Mortar Office	04/21/1983	07/01/1996
257516	7	Bird Road Branch	8311 S.W. 40th Street	Miami-Dade	Miami	FL	33155	Full Service Brick and Mortar Office	04/23/1990	07/01/1996
252920	8	Brickell Branch	800 Brickell Avenue, Suite 106	Miami-Dade	Miami	FL	33131	Full Service Brick and Mortar Office	09/24/1996	
17548	9	Aventura Branch	17701 Biscayne Boulevard	Miami-Dade	Miami	FL	33160	Full Service Brick and Mortar Office	09/10/1984	06/20/1997
489411	23	West Kendall Branch	S W. 120th Street	Miami-Dade	Miami	FL	33186	Full Service Brick and Mortar Office	02/09/2009	
522182	24	Miami Beach Branch	1125 5th Street	Miami-Dade	Miami	FL	33139	Full Service Brick and Mortar Office	08/01/2011	
530113	27	Pinecrest Branch	10207 South Dixie Highway	Miami-Dade	Miami	FL	33156	Full Service Brick and Mortar Office	04/03/2012	
571955	31	Coral Way	2720 Coral Way	Miami-Dade	Miami	FL	33145	Full Service Brick and Mortar Office	07/14/2014	
258091	10	North Miami Branch	1865 Ne 123rd Street	Miami-Dade	North Miami	FL	33181	Full Service Brick and Mortar Office	11/22/1985	06/20/1997
11902	13	Palmetto Bay Branch	16475 South Dixie Highway	Miami-Dade	Palmetto Bay	FL	33157	Full Service Brick and Mortar Office	02/18/1959	04/17/1998
531547	28	West Miami Branch	5782 Sw 8th Street	Miami-Dade	West Miami	FL	33144	Full Service Brick and Mortar Office	06/11/2012	



**CITY OF CORAL GABLES  
FINANCE DEPARTMENT  
MIAMI-DADE COUNTY, FLORIDA**

**SPECIAL ASSESSMENT LIEN**

CFN 2013R0673970  
UR BK 28789 Pgs 3366 - 3368; (3pgs)  
RECORDED 08/26/2013 11:04:22  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**THE CITY OF CORAL GABLES**

vs.

**STEFFI PROPERTIES LLC  
03-4108-009-4000**

**DEBT INCURRED AT:**

**115 ZAMORA AVE**

**DATE OF INVOICE: 8/19/2013**

**161898+001**


The City of Coral Gables' Finance Department has determined that the above referenced property has defaulted on payment of Solid Waste Fees due and owed in accordance with Article 3, Division 4, Section 54-181 of the City of Coral Gables' Code of Ordinances. Said default is currently a debt due to the City of Coral Gables pursuant to Article 3, Division 4, Section 54-191 of the City of Coral Gables' Code of Ordinances.

*Pursuant to Section 54-191 of the City of Coral Gables' Code of Ordinances, a certified copy of the delinquent invoice delineating the debt due to the City of Coral Gables shall be recorded in the Public Records of Miami-Dade County, Florida and thereafter shall constitute a lien against the premises to the same extent and character as a lien for special assessments, and with the same penalties, and with the same rights of collection, foreclosure, sale and forfeiture as obtained for special assessment liens, which lien shall further accrue interest at the rate of six percent (6%) per annum from the date the same became a debt due the city, against the following described property:*

***LOT 15; BLOCK 39; CORAL GABLES DOUGLAS SEC; as recorded in Plat Book 25; Page 69; in the Public Records of Dade County, Florida.***

DATED in Coral Gables, Miami Dade County, Florida on this 22<sup>nd</sup> day of August 2013.

BY:

  
Seepersaud Chircut  
City Treasurer  
City of Coral Gables

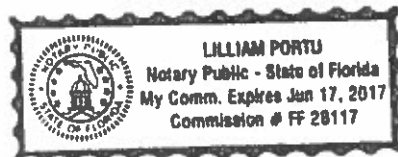


161898+001

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

The foregoing instrument was acknowledged before me this 22nd day of August 2013 by Seepersaud Chircut, who is personally known to me.

My Commission Expires:



Lillian Portu  
NOTARY PUBLIC, STATE OF FLORIDA



# CITY OF CORAL GABLES

Finance Department Collection Division  
PO Box 141549  
Coral Gables, FL 33114-1549  
305-460-5301

## Messages

This invoice statement includes Waste Collection Fees for residences that are payable in advance for garbage and trash services or unpaid refuse charges for accounts serviced by Waste Management. \*\*IMPORTANT\*\* - Please see reverse side for terms and conditions.

OR BK 28789 PG 3368  
LAST PAGE

## Account Information

Customer Number: 161898+001  
Service Location: 115 ZAMORA AVE  
Billing Date: 8/19/2013  
Due Date:  
Last Payment Date:  
Previous Balance: 1,939.62  
Payments:  
Current Charges: 17.88  
Adjustments:  
Total Due: 1,957.50

STEFFI PROPERTIES LLC  
1433 W 49 ST  
HIALEAH FL 33012-3222

\*If total due includes past due balance, service is subject to additional charges.

## Billing Details

Account #: 4108-009-4000-000 115 ZAMORA AVE --

### Interest

Interest Charge on Past Due Balance.....	8.94
Interest Charge on Past Due Balance.....	8.94

Total Current Charges.....	17.88
----------------------------	-------

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. MAKE CHECK PAYABLE TO: CITY OF CORAL GABLES

Customer Number: 161898+001  
Service Location: 115 ZAMORA AVE  
Billing Date:  
Due Date:

AMOUNT DUE 1,957.50

Total amount due by

AMOUNT ENCLOSED \$



City of Coral Gables  
Finance Dept. Collection Division  
PO Box 141549  
Coral Gables, FL 33114-1549



STEFFI PROPERTIES LLC  
1433 W 49 ST  
HIALEAH FL 33012-3222