



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On 12/13/2017

Property Information	
Folio:	03-5107-003-0020
Property Address:	11925 OLD CUTLER RD Coral Gables, FL 33156-4242
Owner	THE MONTGOMERY FOUNDATION INC
Mailing Address	11901 OLD CUTLER RD MIAMI, FL 33156-4242
PA Primary Zone	8600 SPECIAL USE
Primary Land Use	7256 EDUCATIONAL/SCIENTIFIC - EX - SCIENTIFIC
Beds / Baths / Half	14 / 11 / 0
Floors	1
Living Units	5
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	34,778 Sq Ft
Lot Size	5,248,195.92 Sq Ft
Year Built	1963



Assessment Information			
Year	2017	2016	2015
Land Value	\$6,122,894	\$6,101,269	\$6,101,269
Building Value	\$1,781,723	\$1,702,232	\$1,537,694
XF Value	\$212,844	\$215,074	\$210,840
Market Value	\$8,117,461	\$8,018,575	\$7,849,803
Assessed Value	\$8,117,461	\$8,018,575	\$7,849,803

Benefits Information				
Benefit	Type	2017	2016	2015
Scientific	Exemption	\$8,117,461	\$8,018,575	\$7,849,803
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$8,117,461	\$8,018,575	\$7,849,803
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$8,117,461	\$8,018,575	\$7,849,803
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$8,117,461	\$8,018,575	\$7,849,803
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$8,117,461	\$8,018,575	\$7,849,803
Taxable Value	\$0	\$0	\$0

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



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/13/2017

Property Information

Folio: 03-5107-003-0020

Property Address: 11925 OLD CUTLER RD

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	S	8600	Acres	9.57	\$149,292
GENERAL	S	8600	Acres	10.37	\$492,575
GENERAL	S	8600	Acres	28.17	\$352,112
GENERAL	S	8600	Acres	9.67	\$623,715
GENERAL	S	8600	Acres	10.00	\$825,000
GENERAL	S	8600	Acres	3.46	\$43,250
GENERAL	S	8600	Acres	37.16	\$2,559,602
GENERAL	S	8600	Acres	7.25	\$998,688
GENERAL	S	8600	Acres	0.51	\$76,500
SUBMERGED LAND	S	8600	Acres	4.32	\$2,160

Building Information						
Building Number	Sub Area	Year Built	Actual Sq. Ft.	Living Sq. Ft.	Adj Sq. Ft.	Calc Value
1	1	1963			2,183	\$87,744
2	1	1964			750	\$25,208
3	1	1966			8,293	\$419,534
3	2	1969			618	\$31,264
3	3	1978			3,596	\$211,686
4	1	1974			1,394	\$25,727
5	1	1932			3,838	\$336,456
5	2	1960			889	\$77,934
5	3	1962			461	\$40,413
5	4	1967			1,208	\$105,899
6	1	1932			1,455	\$57,978
6	2	1962			72	\$2,869
6	3	1973			483	\$19,210
7	1	1932			941	\$34,888
7	2	1965			532	\$19,724
8	1	1932			2,704	\$107,748
9	1	1983			1,532	\$75,919
10	1	1932			1,449	\$23,994
11	1	1960			450	\$15,592
12	1	1960			1,705	\$59,078
13	1	1970			225	\$2,858

Extra Features



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 2/15/

Property Information	
Folio:	03-5107-003-0020
Property Address:	11925 OLD CUTLER RD Coral Gables, FL 33156-4242
Owner	THE MONTGOMERY FOUNDATION INC
Mailing Address	11901 OLD CUTLER RD MIAMI, FL 33156-4242
PA Primary Zone	8600 SPECIAL USE
Primary Land Use	7256 EDUCATIONAL/SCIENTIFIC - EX : SCIENTIFIC
Beds / Baths / Half	14 / 11 / 0
Floors	1
Living Units	5
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	34,778 Sq.Ft
Lot Size	5,248,195.92 Sq.Ft
Year Built	1963



Assessment Information			
Year	2017	2016	2015
Land Value	\$6,122,894	\$6,101,269	\$6,101,269
Building Value	\$1,781,723	\$1,702,232	\$1,537,694
XF Value	\$212,844	\$215,074	\$210,840
Market Value	\$8,117,461	\$8,018,575	\$7,849,803
Assessed Value	\$8,117,461	\$8,018,575	\$7,849,803

Benefits Information				
Benefit	Type	2017	2016	2015
Scientific	Exemption	\$8,117,461	\$8,018,575	\$7,849,803
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
7-18 55 41 120.479 AC
ROBERT H MONTGOMERY PROP
PB 34-64
TRACTS 1-2 & 3 & LOTS 12-13-19 &
20 BLK 2 LESS W20FT OF S81.16FT

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$8,117,461	\$8,018,575	\$7,849,803
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$8,117,461	\$8,018,575	\$7,849,803
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$8,117,461	\$8,018,575	\$7,849,803
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$8,117,461	\$8,018,575	\$7,849,803
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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:

<http://www.miamidade.gov/propertysearch/>

2/15/2018

11925 Old Cutler Rd

<u>Owner (Registered Agent)</u> The Montgomery Foundation, Inc. Attn: Executive Director 11901 Old Cutler Road Miami, FL 33156-4242	<u>Contractor's Lienholder (Registered Agent)</u> A.D.S. Construction, Inc. c/o Alton David Steward, Jr. 4120 SW Saybrook St Port St Lucie, FL 34953-5960
--	--

11925 OLD CUTLER ROAD




[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
RC-18-02-2412	02/15/2018	11925 OLD CUTLER RD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1963 - 8 STRUCTURES ON SITE) CONSTRUCTION REGULATION BOARD CASE #18-7005 UNSAFE STRUCTURES FEE	approved			980.63
RV-17-07-1500	07/12/2017	11925-35 OLD CUTLER RD	REVISION TO PERMIT	STRUCTURAL REVISION	final	07/18/2017	07/18/2017	0.00
SD-17-06-1273	06/06/2017	11925-35 OLD CUTLER RD	SHOP DRAWINGS	*** INCLUSIVE *** SHOP DRAWINGS TRUSSES	final	06/13/2017	06/13/2017	0.00
BL-17-05-2423	05/25/2017	11925-35 OLD CUTLER RD	ROOF / LIGHT WEIGHT CONC	*INCLUSIVE*/NEW ROOF SANTAFE MISSION BARREL CAP & PAN ROOF TILE COLOR: TERRACOTA	final	06/01/2017	09/19/2017	0.00
SD-17-05-2370	05/24/2017	11925-35 OLD CUTLER RD	SHOP DRAWINGS	*** INCLUSIVE *** SHOP DRAWINGS WINDOWS	final	05/26/2017	05/26/2017	0.00
AB-17-05-2083	05/19/2017	11925-35 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *INCLUSIVE* NEW ROOF (ADDITION)- SANTAFE/ MISSION BARREL/ CAP & PAN/ COLOR: TERRACOTA \$12720	final	05/19/2017	09/19/2017	0.00
UP-17-03-1895	03/15/2017	11925 OLD CUTLER RD	UPFRONT FEE	UPFRONT FEE PL-17-03-1894 /EXTEND DRAINFIELD \$2,000	final	03/15/2017	03/15/2017	0.00
PL-17-03-1894	03/15/2017	11925 OLD CUTLER RD	PLUMB DRAINFIELD/SEPTIC TANK/ABANDONMENT	CANCELLED - PLUMBING WORK TO EXTEND DRAINFIELD \$2,000	canceled		01/19/2018	0.00
PL-16-10-6269	10/11/2016	11925 OLD CUTLER RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING **GAS WOK** MONTGOMERY BOTANICAL CENTER (PLANT CONSERVATION) - ***GENERATOR***	final	02/08/2017	02/15/2017	0.00
PL-16-10-6266	10/11/2016	11925 OLD CUTLER RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING **GAS WORK** MONTGOMERY BOTANICAL CENTER (NURSERY COMPLEX) - **GENERATOR***	final	02/08/2017	02/17/2017	0.00
EL-16-10-6171	10/05/2016	11925 OLD CUTLER RD	ELEC GENERATOR	**COMM** MONTGOMERY BOTANICAL CENTER (PLANT CONSERVATION) - GENERATOR AND TRANSFER SWITCH (1) - \$23,000 150 TRANSF AND 22 KW GEN.	final	01/10/2017	02/17/2017	0.00
EL-16-10-6170	10/05/2016	11925 OLD CUTLER RD	ELEC GENERATOR	**COMM** MONTGOMERY BOTANICAL CENTER (NURSERY COMPLEX) -	final	01/10/2017	02/17/2017	0.00

CITY'S

EXHIBIT

2

				GENERATOR AND TRANSFER SWITCH (1) - \$37,000 48 KW GEN. AND 200 AMP TRANSF SWITCH				
AB-16-09-6323	09/23/2016	11925 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	**COMM** MONTGOMERY BOTANICAL CENTER (PLANT CONSERVATION) - GENERATOR AND TRANSFER SWITCH (1) - \$23,000	final	09/23/2016	02/17/2017	0.00
AB-16-09-6320	09/23/2016	11925 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	**COMM** MONTGOMERY BOTANICAL CENTER (NURSERY COMPLEX) - GENERATOR AND TRANSFER SWITCH (1) - \$37,000	final	09/23/2016	02/17/2017	0.00
PL-16-08-6081	08/09/2016	11925- 35 OLD CUTLER RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR ***INCLUSIVE*** 1 STORY ADDITION -- FOSTER HOUSE (MONTGOMERY BOTANICAL CENTER)	final	05/02/2017	09/06/2017	0.00
ME-16-08-6040	08/09/2016	11925- 35 OLD CUTLER RD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL ONE NEW 3 TON A/C UNIT , DUCTWORK , AND VENTILATION.	final	07/17/2017	08/21/2017	0.00
EL-16-08-5955	08/08/2016	11925- 35 OLD CUTLER RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INCLUSIVE/ 1 STORY ADDITION \$105,000--- FOSTER HOUSE (MONTGOMERY BOTANICAL CENTER) NEW 2 TON A/C UNIT- ALL OTHER ELECT INCLUSIVE	final	05/04/2017	08/15/2017	0.00
BL-16-08-5860	08/05/2016	11925- 35 OLD CUTLER RD	RESIDENTIAL ADDITION	*** INCLUSIVE *** 1 STORY ADDITION \$105,000--- FOSTER HOUSE (MONTGOMERY BOTANICAL CENTER)	final	04/07/2017	09/28/2017	0.00
AB-16-07-7549	07/26/2016	11925- 35 OLD CUTLER RD	BOA PRELIMINARY/MED BONUS/FINAL	COMM* REVISION TO PERMIT PER PERF DATE 07/07/2017 *FINAL W/O PRELIMINARY* (MONTGOMERY BOTANICAL CENTER) - ONE-STORY ADDITION (351 SQ FT) TO FOSTER HOUSE POSTED \$105,000	final	07/26/2016	09/28/2017	0.00
ZN-15-09-4411	09/17/2015	11925 OLD CUTLER RD	DUMPSTER / CONTAINER	DUMPSTER	final	09/22/2015	09/22/2015	0.00
BL-15-06-5607	06/22/2015	11925- 35 OLD CUTLER RD	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE 15 WINDOWS & 5 DOORS WHITE FRAME GRAY GLASS \$18,000 11901 OLD CUTLER RD	final	08/17/2015	12/16/2016	0.00
AB-15-06-5261	06/16/2015	11925- 35 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	*MONTGOMERY FOUNDATION* WINDOW (15)/ DOOR (5) REPLACEMENT AT 11901 OLD CUTLER RD - WHITE FRAME/ GRAY GLASS \$18000	final	06/16/2015	12/16/2016	0.00
BL-15-05-5415	05/20/2015	11925 OLD CUTLER RD	ROOF / LIGHT WEIGHT CONC	RE ROOF \$52,252 SANTAFE MISSION CAP AND PAN BARREL TERRACOTTA TILE	final	06/15/2015	08/19/2015	0.00
AB-15-05-5350	05/19/2015	11925 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	*MONTGOMERY FOUNDATION* RE-ROOF AT 11901 OLD CUTLER RD - SANTAFE MISSION BARREL ROOFING TILE - COLOR: TERRACOTTA RED \$52252	final	05/19/2015	12/31/2015	0.00
ZN-12-12-0154	12/04/2012	11925 OLD	DUMPSTER / CONTAINER	CANCELLED BY APPLICANT-DUMPSTER	canceled		05/30/2013	0.00

		CUTLER RD		\$396				
BL-11-03-5719	03/11/2011	11925 OLD CUTLER RD	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL 13 IMPACT WINDOWS WHITE FRAME GRAY GLASS \$8,000	final	03/28/2011	06/13/2011	0.00
AB-11-02-4846	02/09/2011	11925 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL IMPACT WINDOWS (13) WHITE FRAME GRAY GLASS \$8,000	issued	02/09/2011		0.00
RV-10-04-3529	04/06/2010	11925-35 OLD CUTLER RD	REVISION TO PERMIT	PLUMBING REVISION-SEPTIC SYSTEM	final	04/15/2010	04/15/2010	0.00
RV-10-04-3528	04/06/2010	11925-35 OLD CUTLER RD	REVISION TO PERMIT	ELECTRICAL REVISION	final	04/15/2010	04/15/2010	0.00
SD-09-12-2038	12/07/2009	11925-35 OLD CUTLER RD	SHOP DRAWINGS	SHOP DRAWING (WINDOW & DOORS)	final	12/08/2009	12/08/2009	0.00
PU-09-11-2364	11/20/2009	11925-35 OLD CUTLER RD	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT BL 09032650 CRM INV 009021	canceled		01/08/2014	0.00
BL-09-11-2389	11/20/2009	11925-35 OLD CUTLER RD	ROOF / LIGHT WEIGHT CONC	NEW ROOF - SANTAFE TILE, MISSION BARREL "ROOFING TILE" (CLAY RED/ TERRACOTTA)	final	11/20/2009	02/22/2010	0.00
AB-09-11-2011	11/13/2009	11925-35 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	NEW ROOF SANTA FE CLAY BARREL TILE (CLAY RED/ TERRACOTTA) \$16551	final	11/13/2009	05/18/2010	0.00
SD-09-10-3327	10/23/2009	11925-35 OLD CUTLER RD	SHOP DRAWINGS	SHOP DRAWING TRUSSES	final	10/30/2009	10/30/2009	0.00
PU-09-10-2649	10/13/2009	11925-35 OLD CUTLER RD	PUBLIC RECORDS SEARCH	REQ DWGS FOR PERMIT#BL09032650	final	10/30/2009	10/30/2009	0.00
PL-09-09-2804	09/23/2009	11925-35 OLD CUTLER RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	FIVE ROUGH SET AND WATER CONNECTION FOR THE ACCESSORY BLDG AT MONTGOMERY BOTANICAL CENTER \$140000	final	09/24/2009	04/09/2010	0.00
ME-09-09-2699	09/22/2009	11925-35 OLD CUTLER RD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL AIR CONDITIONER WITH HEATING UNIT, VENTILATION & A/C DUCT WORK FOR THE ACCESSORY BLDG @ MONTGOMERY BOTANICAL CENTER (11901 OLD CUTLER)	final	09/28/2009	03/19/2010	0.00
PL-09-09-2491	09/17/2009	11925-35 OLD CUTLER RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PORTABLE TOILET FOR THE ACCESSORY BLDG @ MONTGOMERY BOTANICAL CENTER	final	09/18/2009	05/17/2010	0.00
EL-09-09-2215	09/14/2009	11925-35 OLD CUTLER RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL LIGHT FIXTURES, WIRING OUTLETS, SERVICE & LOW VOLTAGE (TELEPHONE) FOR THE ACCESSORY BLDG @ MONTGOMERY BOTANICAL CENTER	final	09/17/2009	04/07/2010	0.00
DR-09-05-2120	05/08/2009	11925-35 OLD CUTLER RD	DEVELOPMENT REVIEW COMMITTEE	APPLICANT PROPOSES TO BUILD A BOTANICAL LABRATORY BUILDING ON THE SITE OF THE MONGOMERY BOTANICAL CENTER.	final	05/08/2009	07/27/2009	0.00
PL-09-04-2256	04/13/2009	11925-35 OLD CUTLER RD	PLUMB DRAINFIELD/SEPTIC TANK/ABANDONMENT	INSTALL DRAINFIELD AND SEPTIC TANK \$2,400 11901 OLD CUTLER RD	final	04/14/2009	10/15/2010	0.00

BL-09-03-2650	03/26/2009	11925-35 OLD CUTLER RD	DETACHED STRUCTURES	ACCESSORY BLDG @ MONTGOMERY BOTANICAL CENTER \$140000	final	08/11/2009	05/18/2010	0.00
AB-09-02-1652	02/09/2009	11925-35 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	REV #1 ONLY,EXT./ALTERATIONS & RENOVATIONS \$50000	issued	02/10/2009		0.00
AB-08-11-0333	11/06/2008	11925-35 OLD CUTLER RD	BOA PRELIMINARY/MED BONUS/FINAL	RESUBMITTAL FOR FINAL PRELIMINARY FOR 11.20.08 ACCESSORY BLDG @ MONTGOMERY BOTANICAL CENTER \$140000	final	11/06/2008	05/18/2010	0.00
CE-08-03-0641	03/15/2008	11925-35 OLD CUTLER RD	CODE ENF WARNING PROCESS	WT79183 BAN 5-1902 ZONING CODE BANNERS, AND OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED	final	03/15/2008	03/15/2008	0.00

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



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

December 13, 2017

The Montgomery Foundation, Inc.

Attn: Executive Director

11901 Old Cutler Road

Miami, Florida 33156-4242

ADDRESS: 11925 Old Cutler Road

PROPERTY FOLIO #: 03-5107-003-0020

Dear Property Owner/Manager:

In accordance with section 8-11(f) of the Code of Miami-Dade County the inspection report is due when the "structures have been in existence for forty (40) years or longer" and "subsequent recertification shall be required at ten (10) year intervals." As per Miami-Dade County Property Appraiser's website the structure referenced above has various buildings on the property. See the enclosed copy of the Property Appraiser's Building Information. The highlighted Building Numbers require building recertification. One report can include all structures as all, with the exception of one due in 2018, are overdue.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of said Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

If you do not comply with the required recertification, this matter will be referred to the Construction Regulation Board without further notice to you. For further information contact me at 305-460-5235.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.

Building Official

Enclosures.

CITY'S Composite

EXHIBIT

3



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/13/2017

Property Information	
Folio:	03-5107-003-0020
Property Address:	11925 OLD CUTLER RD Coral Gables, FL 33156-4242
Owner	THE MONTGOMERY FOUNDATION INC
Mailing Address	11901 OLD CUTLER RD MIAMI, FL 33156-4242
PA Primary Zone	8600 SPECIAL USE
Primary Land Use	7256 EDUCATIONAL/SCIENTIFIC - EX - SCIENTIFIC
Beds / Baths / Half	14 / 11 / 0
Floors	1
Living Units	5
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	34,778 Sq Ft
Lot Size	5,248,195.92 Sq Ft
Year Built	1963



Assessment Information			
Year	2017	2016	2015
Land Value	\$6,122,894	\$6,101,269	\$6,101,269
Building Value	\$1,781,723	\$1,702,232	\$1,537,694
XF Value	\$212,844	\$215,074	\$210,840
Market Value	\$8,117,461	\$8,018,575	\$7,849,803
Assessed Value	\$8,117,461	\$8,018,575	\$7,849,803

Benefits Information				
Benefit	Type	2017	2016	2015
Scientific	Exemption	\$8,117,461	\$8,018,575	\$7,849,803
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$8,117,461	\$8,018,575	\$7,849,803
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$8,117,461	\$8,018,575	\$7,849,803
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$8,117,461	\$8,018,575	\$7,849,803
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$8,117,461	\$8,018,575	\$7,849,803
Taxable Value	\$0	\$0	\$0

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

Enclosure



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/13/2017

Property Information

Folio: 03-5107-003-0020

Property Address: 11925 OLD CUTLER RD

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	S	8600	Acres	9.57	\$149,292
GENERAL	S	8600	Acres	10.37	\$492,575
GENERAL	S	8600	Acres	28.17	\$352,112
GENERAL	S	8600	Acres	9.67	\$623,715
GENERAL	S	8600	Acres	10.00	\$825,000
GENERAL	S	8600	Acres	3.46	\$43,250
GENERAL	S	8600	Acres	37.16	\$2,559,602
GENERAL	S	8600	Acres	7.25	\$998,688
GENERAL	S	8600	Acres	0.51	\$76,500
SUBMERGED LAND	S	8600	Acres	4.32	\$2,160

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1963			2,183	\$87,744
2	1	1964			750	\$25,208
3	1	1966			8,293	\$419,534
3	2	1969			618	\$31,264
3	3	1978			3,596	\$211,686
4	1	1974			1,394	\$25,727
5	1	1932			3,838	\$336,456
5	2	1960			889	\$77,934
5	3	1962			461	\$40,413
5	4	1967			1,208	\$105,899
6	1	1932			1,455	\$57,978
6	2	1962			72	\$2,869
6	3	1973			483	\$19,210
7	1	1932			941	\$34,888
7	2	1965			532	\$19,724
8	1	1932			2,704	\$107,748
9	1	1983			1,532	\$75,919
10	1	1932			1,449	\$23,994
11	1	1960			450	\$15,592
12	1	1960			1,705	\$59,078
13	1	1970			225	\$2,858

Extra Features

Garcia, Belkys

From: Patrick Griffith <patrick@montgomerybotanical.org>
Sent: Friday, February 23, 2018 11:40 AM
To: Garcia, Belkys
Cc: Lopez, Manuel
Subject: Re: CRB - 11925 Old Cutler Rd

Belkys,

Thank you very much for the info and guidance. We are moving ahead with this.

I will attend the meeting on March 12 at 2 pm. I am certain that I will not have the required re-certifications ready at that time, so I will respectfully request a time extension.

Thank you for your help.

Sincerely,

Patrick.

~~~~~  
M. Patrick Griffith, Ph.D.  
Executive Director  
Montgomery Botanical Center  
11901 Old Cutler Road  
Coral Gables, FL 33156  
305-667-3800 ext. 105  
[patrick@montgomerybotanical.org](mailto:patrick@montgomerybotanical.org)  
<http://www.montgomerybotanical.org>  
~~~~~

What's going on at Montgomery?
See our Current News Page:
<http://www.montgomerybotanical.org/Pages/Current.htm>
~~~~~

On Fri, Feb 23, 2018 at 11:35 AM, Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)> wrote:

Hi Mr. Griffith,

Per our conversation, you will need a completed report for each building. Please ensure the architect or engineer includes a site map indicating the building number per report.

A completed report includes cover letter addressed to the Building Official, Manuel Z. Lopez, P.E., from the architect or engineer that performed the inspection stating if the structure is safe for its intended use (electrically and structurally),



the Building Structural Report, the Certification of Compliance with Parking Lot Requirements Form, the Building Electrical Report, and the Certification of Compliance with Parking Lot Illumination Standards Form. Note all documentation submitted must be the original signed and sealed paperwork (no copies).

Click the links below for the reports and forms required per Miami-Dade County Code requirements.

<http://www.miamidade.gov/permits/library/structural-recertification.pdf>

<http://www.miamidade.gov/permits/library/electrical-recertification.pdf>

<http://www.miamidade.gov/permits/library/recertification-building.pdf>

Please let me know if you have any questions.

Thank you,

*Belkys Garcia*

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305.460.5229



**From:** Garcia, Belkys  
**Sent:** Friday, February 23, 2018 8:52 AM  
**To:** 'Patrick Griffith'  
**Cc:** Lopez, Manuel  
**Subject:** CRB - 11925 Old Cutler Rd

Good morning Mr. Griffith,

Please double click the Attached for a copy of the Notice of Hearing to the Construction Regulation Board due to the required recertification of the structures listed in the previous email. A City Inspector will be posting the property and the original Notice has been mailed but I wanted to email you the information to ensure you receive it in a timely manner.

Please let me know if you have any questions and, as always, our office wants to work with your organization to resolve this matter.

Thank you,

*Belkys Garcia*

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305.460.5229



**From:** Garcia, Belkys  
**Sent:** Tuesday, January 30, 2018 9:34 AM  
**To:** 'Patrick Griffith'  
**Cc:** Lopez, Manuel  
**Subject:** RE: 11925 Old Cutler Rd

Good morning,

I wanted to clarify regarding the required recertification years throughout the property as the buildings have different Built Years, as per Miami-Dade County. Please note we are unable to recertify the entire property with one specific year.

*Building 5* has two different Built Year (1932 and 1967). The recertification year will be the oldest; in this case 1932. Recertification was required in 2012.

*Building 6, 8 and 10* have Built Year of 1932. Recertification was required in 2012.

*Building 12* has Built Year of 1960. Recertification was required in 2010.

*Building 1* has Built Year of 1963. Recertification was required in 2013.

*Building 3* has two different Built Year (1966 and 1978). The recertification year will be the oldest; in this case 1966. Recertification was required in 2016.

*Building 4* has Built Year of 1974. Recertification was required in 2014.

As I explained yesterday, due to non-compliance with building recertification requirements the matter will be forwarded to the Construction Regulation Board. The next hearing for the Board will be March 12<sup>th</sup>. If there are exemptions on the individual buildings, as you stated, please provide the detailed information to me and I will have the Building Official review the paperwork.

Let me know as we want to work together with you to resolve this matter as soon as possible.

Thank you,

*Belkys Garcia*

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305.460.5229



---

**From:** Garcia, Belkys  
**Sent:** Monday, January 29, 2018 3:08 PM  
**To:** 'Patrick Griffith'  
**Cc:** Lopez, Manuel  
**Subject:** 11925 Old Cutler Rd

Hello Mr. Griffith,

As per our conversation, please double click the Attached for a list from Miami-Dade County Property Appraiser's office regarding the various buildings on the property. I've highlighted the Building Number, Year Built and Square Feet that are applicable and require building recertification.

Click the link below for the County's specifications for recertification.

Thank you,

*Belkys Garcia*

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305.460.5229



**From:** Patrick Griffith [<mailto:patrick@montgomerybotanical.org>]

**Sent:** Monday, January 29, 2018 2:18 PM

**To:** Garcia, Belkys

**Subject:** Contact info Griffith

---

M. Patrick Griffith, Ph.D.  
Executive Director  
Montgomery Botanical Center  
11901 Old Cutler Road  
Coral Gables, FL 33156  
305-667-3800 ext. 105  
[patrick@montgomerybotanical.org](mailto:patrick@montgomerybotanical.org)  
<http://www.montgomerybotanical.org>

---

What's going on at Montgomery?  
See our Current News Page:



<http://www.montgomerybotanical.org/Pages/Current.htm>

~~~~~

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-7005

vs.

THE MONTGOMERY FOUNDATION, INC.
c/o Executive Director
11901 Old Cutler Road
Miami, Florida 33156-4242

Return receipt number:

91 7108 2133 3932 5910 7921

Respondent.

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

Date: February 23, 2018

Re: 11925 Old Cutler Road, Coral Gables, Florida 33156-4242, and legally described as Tracts 1-2 & 3 & Lots 12-13-19 & 20. Block 2 less w20ft of s81.16ft, of ROBERT H MONTGOMERY PROP, according to the Plat thereof, as recorded in Plat Book 34, Page 64, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5107-003-0020 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

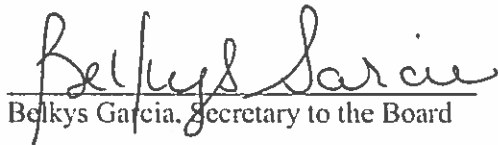
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on March 12, 2018, at 2:00 p.m.

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

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

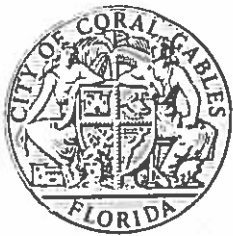
Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record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

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

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

c;

A.D.S. Construction, Inc., c/o Alton David Steward, Jr., 4120 S.W. Saybrook Street, Port St. Lucie, Florida 34953-5960



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-7005

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

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 11925 Old Cutler Rd ON 2-23-18
AT 10:45 AM Posted at
11901 Old Cutler Rd

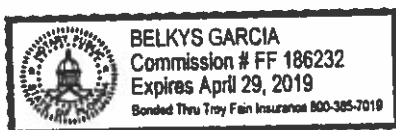
JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

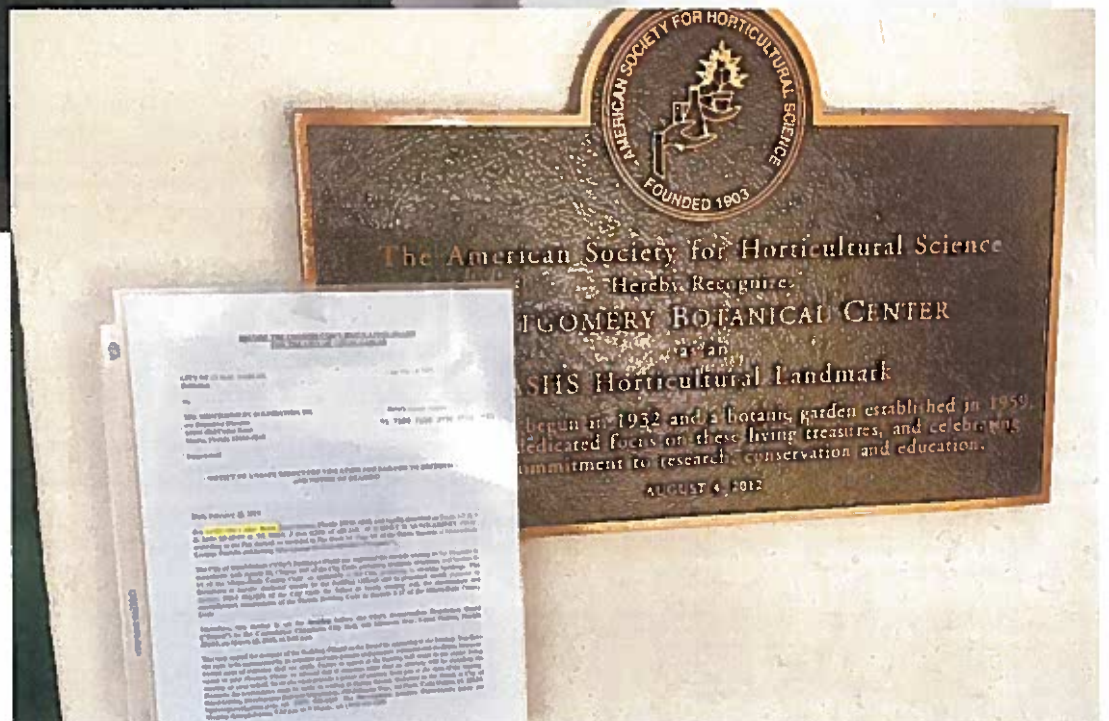
Sworn to (or affirmed) and subscribed before me this 23rd day of February in
the year 2018, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

11925 OLD CUTLER ROAD



76R259844

76 NOV 22 PM 4 39 OFF REC 9508 PG 167

55

THIS QUIT-CLAIM DEED, Executed on this the 22 day of November, 1976, by:

ELEANOR F. JENNINGS, joined by her husband, ALVIN R. JENNINGS, first party, to:

THE MONTGOMERY FOUNDATION, INC., a non-profit membership corporation organized under the laws of the State of New York, second party, whose address is: c/o Walter D. Haynes, Esq., Haynes & Miller, Esqs., Suite 401, 1156 Fifteenth Street, N.W., Washington, D. C. 20005,

WITNESSETH, That the said first party, wishing to contribute to, and to further, the said second party's charitable purposes of promoting and supporting scientific research and other pursuits of a scientific and/or educational nature, and for and in consideration of the sum of \$1.00 in hand paid by the said second party, the receipt whereof is acknowledged, does hereby give, remise, release and quit-claim unto the said second party, forever, all the right, title, interest, claim and demand which the said first party has in and to the following described parcels of land, situate, lying and being in the County of Dade, State of Florida, to wit:

PARCEL A: That certain portion of ROBERT H. MONTGOMERY PROPERTY, according to the Plat thereof recorded in Plat Book 34, at page 64, of the Public Records of Dade County, Florida, as said portion, Parcel A, is fully described in the Exhibit A that is attached hereto and made a part hereof, said portion, Parcel A, containing 24.26166 acres, more or less, and

PARCEL B: That certain portion of ROBERT H. MONTGOMERY PROPERTY, according to the Plat thereof recorded in Plat Book 34, at page 64, of the Public Records of Dade County, Florida, as said portion, Parcel B, is fully described in the Exhibit B that is attached hereto and made a part hereof, said portion, Parcel B, containing 6.25 acres, more or less,

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party, forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered
in the presence of:

Eleanor F. Jennings (SEAL)
ELEANOR F. JENNINGS
Alvin R. Jennings (SEAL)
ALVIN R. JENNINGS

STATE OF FLORIDA,)
COUNTY OF DADE) SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ELEANOR F. JENNINGS, and ALVIN R. JENNINGS, her husband, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal at Miami, Dade County, Florida, on this the 22nd day of November, 1976.

STATE OF FLORIDA
DOCUMENTARY
DEPT. OF REVENUE
STAMP TAX
PAID 00.30
NOV 22 1976

This Instrument Was Prepared By:
ERIC C. VAN EYER, Attorney at Law
3170 Commodore Plaza
Miami, Florida 33133

Bertina E. Metcalf
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES FEBRUARY 2, 1979

10

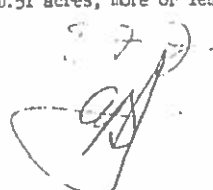
PARCEL A:

That certain portion of Robert H. Montgomery Property, Plat Book 34, Page 64, of the Public Records of Dade County, Florida, more particularly described as follows: Commence at the Southwest corner of Section 7, Township 55 South, Range 41 East, Dade County, Florida as shown by the aforesaid plat of Robert H. Montgomery Property; thence run South 89 degrees 49 minutes 30 seconds East along the South line of said Section 7 and along the centerline of New York Avenue as shown on the aforesaid plat of Robert H. Montgomery Property for a distance of 1282.32 feet to the Point of Beginning of the parcel of land herein described; thence run due North for a distance of 367.42 feet to a point; thence run South 89 degrees 49 minutes 30 seconds East for a distance of 160.215 feet to a point; thence run North 8 degrees 39 minutes 55 seconds East for a distance of 178.40 feet to a point; thence run North 83 degrees 31 minutes 05 seconds West for a distance of 332.283 feet to a point; thence run North 22 degrees 40 minutes 10 seconds East for a distance of 189.776 feet to a point; thence run North 20 degrees 45 minutes 05 seconds West for a distance of 284.862 feet to a point; thence run North 9 degrees 58 minutes 22 seconds West for a distance of 328.241 feet to a point on the North line of the SW-1/4 of the SW-1/4 of said Section 7; thence run South 89 degrees 51 minutes 00 seconds East along the North line of the SW-1/4 of the SW-1/4 of said Section 7 and along the North line of the West 1/2 of the SE-1/4 of the SW-1/4 of said Section 7 for a distance of 949.51 feet to the Northeast corner of the West 1/2 of the SE-1/4 of the SW-1/4 of said Section 7; thence run South 00 degrees 08 minutes 52 seconds East along the East line of the W-1/2 of the SE-1/4 of the SW-1/4 of said Section 7 for a distance of 1345.32 feet to the Southeast corner of the West 1/2 of the SE-1/4 of the SW-1/4 of said Section 7; thence run North 89 degrees 49 minutes 30 seconds West along the South line of said Section 7 for a distance of 725.212 feet to the Point of Beginning, containing 24.26166 acres, more or less.

272
9/12

PARCEL B:

Commence at the Southwest corner of Section 7, Township 55 South, Range 41 East, Dade County, Florida; thence run South 89 degrees 49 minutes 30 seconds East along the South line of said Section 7 for a distance of 452.42 feet; thence due North along a line parallel to the West line of said Section 7, for a distance of 367.42 feet to the Point of Beginning of the parcel of land herein described; thence continue due North for a distance of 467.42 feet; thence North 89 degrees 49 minutes 30 seconds West for a distance of 218.92 feet; thence due North 439.69 feet to a point on the South right of way line of Old Cutler Road said point being 70.00 feet South of, as measured at right angles to, the North line of the SW-1/4 of the SW-1/4 of said Section 7; thence South 89 degrees 51 minutes 00 seconds East along the South right of way line of Old Cutler Road and along a line 70.00 feet South of and parallel to the North line of the SW-1/4 of the SW-1/4 of said Section 7 for a distance of 90.115 feet to the beginning of a tangential circular curve; thence Easterly along said curve to the left, having a radius of 1181.28 feet through a central angle of 24 degrees 57 minutes 42 seconds for an arc distance of 514.64 feet; thence due South for a distance of 389.96 feet; thence due West for a distance of 248.0 feet; thence due South for a distance of 627.0 feet to a point 367.42 feet due North of the South line of said Section 7; thence North 89 degrees 49 minutes 30 seconds West along a line 367.42 feet North of and parallel to the South line of said Section 7 for a distance of 122.0 feet to the Point of Beginning, containing 6.76 acres, more or less, LESS the following described portion: Commence at the Southwest corner of Section 7, Township 55 South, Range 41 East, Dade County, Florida; thence run South 89 degrees 49 minutes 30 seconds East along the South line of said Section 7 for a distance of 452.42 feet; thence due North along a line parallel to the West line of said Section 7, for a distance of 834.84 feet; thence North 89 degrees 49 minutes 30 seconds West for a distance of 218.92 feet; thence due North 439.69 feet to a point on the South right of way line of Old Cutler Road said point being 70.00 feet South of, as measured at right angles to, the North line of the SW-1/4 of the SW-1/4 of said Section 7; thence South 89 degrees 51 minutes 00 seconds East along the South right of way line of Old Cutler Road and along a line 70.00 feet South of and parallel to the North line of the SW-1/4 of the SW-1/4 of said Section 7, for a distance of 90.115 feet to the beginning of a tangential circular curve; thence Easterly along said curve to the left, having a radius of 1181.28 feet through a central angle of 9 degrees 44 minutes 05 seconds for an arc distance of 200.70 feet to the Point of Beginning of the Parcel of land herein described; thence run South 11 degrees 36 minutes 30 seconds West for a distance of 240.75 feet; thence North 82 degrees 03 minutes 30 seconds West for a distance of 158.0 feet; thence South 11 degrees 36 minutes 30 seconds West for a distance of 80.0 feet; thence South 82 degrees 03 minutes 30 seconds East for a distance of 78.02 feet; thence North 11 degrees 36 minutes 30 seconds East for a distance of 59.96 feet; thence South 82 degrees 03 minutes 30 seconds East for a distance of 190.02 feet; thence North 5 degrees 37 minutes 57 seconds East for a distance of 113.11 feet; thence North 87 degrees 20 minutes 00 seconds West for a distance of 79.0 feet; thence North 11 degrees 36 minutes 30 seconds East for a distance of 161.50 feet to a point on the South right of way line of Old Cutler Road and a point on a circular curve whose center bears North 10 degrees 37 minutes 44 seconds West from said point; thence Westerly along said curve to the right having a radius of 1181.28 feet through a central angle of 1 degree 02 minutes 39 seconds for an arc distance of 21.53 feet to the Point of Beginning, containing 0.51 acres, more or less; leaving a net total of 6.25 acres, more or less.

7


The foregoing Deed, and the gift of land made thereby, is hereby accepted by the second party, THE MONTGOMERY FOUNDATION, INC., on this the 22nd day of November, 1976.

THE MONTGOMERY FOUNDATION, INC.

By: Walter D. Haynes
Walter D. Haynes, Vice President
and Secretary/Treasurer

RECORDED IN OFFICIAL RECORDS BOOK
OF BAKK COUNTY, FLORIDA
RECORD 1581518
RICHARD P. BRINKER,
CLERK CIRCUIT COURT

REC: 1538961080

92R055074 1992 FEB 14 16:23

DOCSTPDEE 0.60 SURTX 0.45
MARSHALL ADER, CLERK DADE COUNTY, FL

Folio Nos: 03-5107-003-0020; 03-5107-003-0040;
03-5107-003-0010; 30-5012-008-0160; 03-5107-003-0050;
03-5107-003-0030; 03-5118-001-0010; 03-5118-002-0010;
03-5118-002-0020; 03-5118-002-0040; 03-5118-002-0050;
03-5118-002-0030

**CORRECTIVE
CO-PERSONAL REPRESENTATIVES' DISTRIBUTIVE DEED**

THIS INDENTURE is made this 10th day of February, 1992, by and between John Popenoe and Loyd G. Kelly the duly qualified and acting Co-Personal Representatives of the estate of Eleanor F. Jennings, deceased, parties of the first part, and The Montgomery Foundation, Inc., a New York corporation, whose post office address is:

Suite 400
Two Wisconsin Circle
Chevy Chase, Maryland 20815,

party of the second part.

WITNESSETH: That WHEREAS, Eleanor F. Jennings died testate a resident of Dade County, Florida on June 4, 1990 seized and possessed of the real property hereinafter described; and

PREPARED BY AND RETURN TO:

GREGORY T. MARTINI, ESQ.
Walton Lantaff Schroeder & Carson
2655 LeJeune Road, Suite 1101
Coral Gables, Florida 33134

WALTON LANTAFF SCHROEDER & CARSON

133

REF: 1538901C81

WHEREAS, title to said property passed to the party of the second part as of the date of said decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which was admitted to probate and record by the Circuit Court for Dade County, Florida, Probate Division, in Case Number 90-3131,

subject only to the right of the parties of the first part to sell or encumber the property for the purpose of defraying claims, costs, and expenses of administration of decedent's estate; and

WHEREAS, the parties of the first part wish to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber; and

WHEREAS, this Corrective Co-Personal Representatives' Distributive Deed is given to correct a scrivener's error in the legal description of the real property described in that certain Co-Personal Representatives' Distributive Deed dated December 17, 1990, filed December 27, 1990 under Clerk's File No. 90R466979 and recorded in Official Records Book 14836 at Page 3808 of the Public Records of Dade County, Florida; and

WHEREAS, the parties of the first part and party of the second part acknowledge and agree that some of the real property described herein has been previously conveyed to party of the second part by the decedent during her lifetime, but it is the desire of said parties to confirm that title to all of the real property described herein is vested in party of the second part, its successors and assigns forever;

OFF.
REC. 153891082


NOW THEREFOKE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the parties of the first part have released to the party of the second part the right to sell or encumber said property and granted, conveyed and confirmed unto the party of the second part, its heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Dade County, Florida, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, TOGETHER with all singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year, if any.

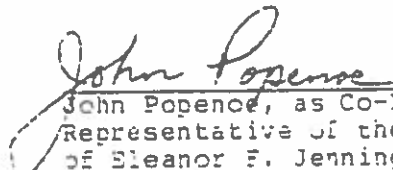
Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned, as Co-Personal Representatives of the estate of said decedent have executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered
in the presence of:


[Printed Name of Witness]


[Printed Name of Witness]


John Popenoe, as Co-Personal
Representative of the Estate
of Eleanor F. Jennings,
Deceased
Address: 113 Washington Street
Hawthorne, "Hawthorne" 21750

Lisa Ryback
[Printed Name of Witness]

D. Wayne Willis
[Printed Name of Witness]

Loyd G. Kelly
Loyd G. Kelly, as Co-Personal
Representative of the Estate
of Eleanor F. Jennings,
Deceased
Address: 11095 S.W. 53 Avenue
Miami, Florida 33156

STATE OF FLORIDA)
) ss:
COUNTY OF DADE)

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JOHN POPENOE, as Co-Personal Representative of the Estate of Eleanor F. Jennings, Deceased, the person described in and who executed the foregoing instrument, personally known to me or who has produced Driver's License P150-429-000-065 (MARYLAND) as identification, and who did take an oath, and he acknowledged before me that he executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at DADE, FLORIDA, said County and State, this 12th day of February, A.D. 1992.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 24/93
BONDED THRU GENERAL INS. LTD.

Don Thompson
Notary Public, State of Florida
Don Thompson
[Printed Name of Notary Public]



REC: 1538971084

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, LOYD G. KELLY, as Co-Personal Representative of the Estate of Eleanor F. Jennings, Deceased, the person described in and who executed the foregoing instrument, personally known to me or who has produced Driver's License # K400-527-18-051-0 (Florida) as identification, and who did take an oath, and he acknowledged before me that he executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Dade, Florida, said County and State, this 10th day of February, A.D. 1992.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC. 26, 1991
BONDED THRU GENERAL INS. UNDO

Ina MonHollen
Notary Public, State of Florida

INA MonHOLLEN
[Printed Name of Notary Public]

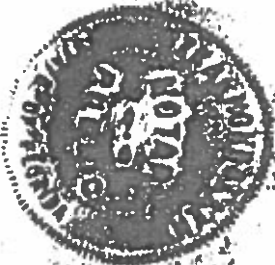


EXHIBIT "A"

Tracts 1, 2 and 3 of the ROBERT H. MONTGOMERY PROPERTY, according to the Plat thereof, recorded in Plat Book 34, Page 64, of the Public Records of Dade County, Florida.

AND

Blocks 9, 12, 13, 14, 15 and 16 of AVOCADO CITY and Tract 6 of AVOCADO LAND COMPANY'S SUBDIVISION in Section 18, Township 55 South, Range 41 East, according to the Plat thereof, recorded in Plat Book 2 at Page 44 of the Public Records of Dade County, Florida.

AND

Lot 95 in Block 4, Lots 12, 19 and 20 in Block 2, of CRYSTAL PARK, according to the Plat thereof, recorded in Plat Book 10, Page 16, of the Public Records of Dade County, Florida.

AND

Lot 13, less the West 20 feet thereof, Block 2, of CRYSTAL PARK, according to the Plat thereof, recorded in Plat Book 10, Page 16, of the Public Records of Dade County, Florida.

AND

Those certain streets designated as "Avenue Miramar", "Avenue San Felipe" (formerly designated as "New York Avenue" and "New Jersey Avenue", respectively), and "Alameda Street" lying adjacent to and bordering Block 2, CRYSTAL PARK, according to the Plat thereof, recorded in Plat Book 10, Page 16, of the Public Records of Dade County, Florida.

AND

That certain street designated as "Avenue Vera Cruz", formerly designated as "Washington Avenue", lying adjacent to Lot 95, Block 4, CRYSTAL PARK, according to the Plat thereof, recorded in Plat Book 10, Page 16 of the Public Records of Dade County, Florida, and lying adjacent to that portion of Tract 1 of the ROBERT H. MONTGOMERY PROPERTY in Sections 7 and 18, Township 55 South, Range 41 East, Dade County, Florida, according to the Plat thereof, recorded in Plat Book 34, Page 64, of the Public Records of Dade County, Florida.

AND

Commence at the S.W. corner of the NW 1/4 of the SW 1/4 of Section 7, Township 55 South, Range 41 East, Dade County, Florida; thence

run North 88 degrees 19 minutes 00 seconds East along the South line of the NW 1/4 of the SW 1/4 of said Section 7 for a distance of 724.40 feet to the point of beginning of the Tract of land herein described; thence continue North 88 degrees 19 minutes 00 seconds East along the South line of the NW 1/4 of the SW 1/4 of said Section 7 for a distance of 330.22 feet to a point, said point being 25 feet East of the intersection of the South line of the NW 1/4 of the SW 1/4 of said Section 7 with the Southeasterly right-of-way line of Ingraham Highway (now Old Cutler Road) as the same is shown on plat of Snapper Creek according to plat thereof recorded in Plat Book 34 at Page 31 of the public records of Dade County, Florida; thence run North 35 degrees 00 minutes 49 seconds West for a distance of 148.77 feet to a point on a circular curve and the Southeasterly right-of-way line of the new location of Old Cutler Road, said point bearing South 35 degrees 00 minutes 49 seconds East from the center of said curve, thence run in a Southwesterly direction along the Southeasterly right-of-way line of the new location of Old Cutler Road and along a circular curve having a radius of 1181.28 feet through a central angle of 13 degrees 30 minutes 25 seconds for an arc distance of 278.47 feet to a point on the South line of the NW 1/4 of the SW 1/4 of said Section 7 and the point of beginning of the tract of land herein described, containing 0.43 acres more or less.

AND

Those certain undesignated and unmeasured strips of land as shown on the Plat of AVOCADO CITY, lying adjacent and contiguous to Blocks 9, 12, 13, 14, 15 and 16 of AVOCADO CITY and Tract 6 of AVOCADO LAND COMPANY'S SUBDIVISION, in Section 18, Township 55 South, Range 41 East, according to the Plat thereof, recorded in Plat Book 2, at Page 44, of the Public Records of Dade County, Florida.

AND

That certain portion of Tract 11 of AVOCADO LAND COMPANY'S SUBDIVISION of the Southeast 1/4 of Section 12, Township 55 South, Range 40 East, according to the Plat thereof, recorded in Plat Book 2 at Page 44 of the Public Records of Dade County, Florida, more particularly described as follows:

Begin at a point on the south boundary line of said Tract 11, 400 feet East of the SW corner thereof; Thence run North along a line parallel to the West boundary line of said Tract 11 for a distance of 385 feet to a point; Thence run East along a line parallel to the South boundary line of said Tract 11 for a distance of 200 feet to a point; Thence run South along a line parallel to the West boundary line of said Tract 11 for a distance of 385 feet to a point on the South boundary line of Tract 11; Thence run West along the South boundary line of said Tract 11 for a distance of 200 feet to the point of beginning.

RECORDED IN OFFICIAL RECORDS
OF DADE COUNTY, FLORIDA.
RECORDED VERIFIED
Clerk of Circuit & County
Courts

WALTON LANTIER SCHROEDER & CARSON

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through December 11, 2017.

Selected Entity Name: THE MONTGOMERY FOUNDATION, INC.

Selected Entity Status Information

Current Entity Name: MONTGOMERY BOTANICAL CENTER, INC.

DOS ID #: 124420

Initial DOS Filing Date: DECEMBER 07, 1959

County: NEW YORK

Jurisdiction: NEW YORK

Entity Type: DOMESTIC NOT-FOR-PROFIT CORPORATION

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

MONTGOMERY BOTANICAL CENTER, INC.

ATTN: EXECUTIVE DIRECTOR

11901 OLD CUTLER ROAD

MIAMI, FLORIDA, 33156-4242

Registered Agent

NONE

This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the

chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
MAR 24, 1998	Actual	MONTGOMERY BOTANICAL CENTER, INC.
DEC 07, 1959	Actual	THE MONTGOMERY FOUNDATION, INC.

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

[Search Results](#) [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS Homepage](#) | [Contact Us](#)

NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION

PERMIT NO. BL-16-09-5860 TAX FOLIO NO. 03-5107-003-
0020

STATE OF FLORIDA
COUNTY OF DADE

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Legal description of property and street address: 11925 OLD CUTLER ROAD, CORAL GABLES, FL 33156

2. Description of improvement: Addition, attached, to EXISTING SINGLE-STORY House

3. Owner (s) name and address: MONT SOMERLY BOTANICAL CENTER
11901 OLD CUTLER ROAD, CORAL GABLES, FL 33156

Interest in property: OWNERS

Name and address of fee simple titleholder: same

4. Contractor's name and address: A.D.C. CONSTRUCTION, Inc.
4120 SW Gaybrook Street, Port St. Lucie, FL 34953

5. Surety: (Payment bond required by owner from contractor, if any)

Name and address:

Amount of bond: \$ N/A

6. Lender's name and address:

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13

(1) (a) 7., Florida Statutes:

Name and address:

8. In addition to himself, Owner designates the following person (s) to receive a copy of the Lienor's Notice as provided in Section 713.13 (1)

(b) 7., Florida Statutes:

Name and address:

9. Expiration date of this Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified)

Mr. Corder - Lee Anderson - Superintendent
Signature of Owner

STATE OF FLORIDA)

SS)

COUNTY OF MIAMI-DADE)

Sworn to and affirmed and subscribed before me this 15 day of July, in the year 2016
Lee Anderson who has taken an oath and is personally
known to me or produced as identification.

TONYA MEISTER-GRIFFITH
Notary Public - State of Florida
Commission # 119874
My Comm. Expires Jun 14, 2020
Bonded through National Notary Assn.

Prepared by: J. Killmer

Address: 8205 NW 58th St.
MIAMI, FL 33166

jobsite 1960 @ Yahoo.com



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 Profit Corporation

A.D.S. CONSTRUCTION, INC.

Filing Information

Document Number K24901
FEI/EIN Number 65-0057566
Date Filed 05/27/1988
State FL
Status ACTIVE

Principal Address

4120 SW Saybrook Street
Port Saint Lucie, FL 34953

Changed: 03/20/2015

Mailing Address

4120 SW Saybrook Street
Port Saint Lucie, FL 34953

Changed: 03/20/2015

Registered Agent Name & Address

STEWARD, ALTON DAVID, JR
4120 SW Saybrook Street
Port Saint Lucie, FL 34953

Address Changed: 03/20/2015

Officer/Director Detail

Name & Address

Title DP

STEWARD, ALTON DAVID, JR
4120 SW Saybrook Street
Port Saint Lucie, FL 34953

PORT SAINT LUCIE, FL 34953

Title DV

STEWARD, MARY

4120 SW Saybrook Street

Port Saint Lucie, FL 34953

Title SEC

KILLMER, JOHN R

8280 PASADENA BLVD.

PEMBROKE PINES, FL 33024

Annual Reports

Report Year	Filed Date
2015	03/20/2015
2016	03/04/2016
2017	01/17/2017

Document Images

01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/04/2016 -- ANNUAL REPORT	View image in PDF format
03/20/2015 -- ANNUAL REPORT	View image in PDF format
03/25/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
03/27/2012 -- ANNUAL REPORT	View image in PDF format
03/12/2011 -- ANNUAL REPORT	View image in PDF format
04/05/2010 -- ANNUAL REPORT	View image in PDF format
02/22/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/01/2007 -- ANNUAL REPORT	View image in PDF format
05/26/2006 -- ANNUAL REPORT	View image in PDF format
02/17/2005 -- ANNUAL REPORT	View image in PDF format
01/28/2004 -- ANNUAL REPORT	View image in PDF format
03/03/2003 -- ANNUAL REPORT	View image in PDF format
03/06/2002 -- ANNUAL REPORT	View image in PDF format
02/03/2001 -- ANNUAL REPORT	View image in PDF format
04/07/2000 -- ANNUAL REPORT	View image in PDF format
02/20/1999 -- ANNUAL REPORT	View image in PDF format
02/17/1998 -- ANNUAL REPORT	View image in PDF format
03/11/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format