



City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☐ Annexation
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☒ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☐ Conditional Use without Site Plan
- ☐ Conditional Use with Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☒ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Restrictive Covenants and/or Easements
- ☐ Site Plan
- ☐ Separation/Establishment of a Building Site
- ☐ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☒ Zoning Code Map Amendment
- ☐ Zoning Code Text Amendment
- ☐ Other: _____

General information

Street address of the subject property: 1500 Venera Avenue, 1515 San Remo Avenue, 1537 San Remo Avenue

Property/project name: Venera

Legal description: Lot(s) 11-25

Block(s) 203 Section (s) Coral Gables Riviera Section #14

Property owner(s): Sunset Place Luxury Holdings, LLC; Shoma San Remo, LLC; San Remo Office Associates, LLC

Property owner(s) mailing address: 3470 NW 82 Ave, Suite 988, Doral, FL 33122 / 1537 San Remo Ave, Coral Gables, FL 33146

Telephone: Business 305-417-4802 Fax _____

Other 305-444-7186 (San Remo Office Associates) Email anibal @ tcoa.us
paul@savagelegal.com (San Remo Office Associates)



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Mario Garcia-Serra, Esq.

Applicant(s)/agent(s) mailing address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131

Telephone: Business 305-376-6061 Fax 786-425-4104

Other _____ Email mgarcia-serra @ gunster.com

Property information

Current land use classification(s): Residential Multi-Family Medium Density / Commercial Mid-Rise Intensity

Current zoning classification(s): Multi-Family District 2 (MF2) / Commercial District (C)

Proposed land use classification(s) (if applicable): Commercial Mid-Rise Intensity

Proposed zoning classification(s) (if applicable): Commercial District (C)

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- ☒ Aerial.
- ☒ Affidavit providing for property owner's authorization to process application.
- ☐ Annexation supporting materials.
- ☐ Application fees.
- ☒ Application representation and contact information.
- ☐ Appraisal.
- ☒ Architectural/building elevations.
- ☒ Building floor plans.
- ☐ Comprehensive Plan text amendment justification.
- ☐ Comprehensive Plan analysis.
- ☒ Concurrency impact statement.
- ☐ Encroachments plan.
- ☐ Environmental assessment.
- ☒ Historic contextual study and/or historical significance determination.
- ☒ Landscape plan.
- ☐ Lighting plan.
- ☐ Massing model and/or 3D computer model.
- ☒ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Parking study.
- ☒ Photographs of property, adjacent uses and/or streetscape.
- ☒ Plat.
- ☒ Property survey and legal description.



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- ☐ Property owners list, notification radius map and two sets of labels.
- ☐ Public Realm Improvements Plan for mixed use projects.
- ☒ Public school preliminary concurrency analysis (residential land use/zoning applications only).
- ☐ Sign master plan.
- ☒ Site plan and supporting information.
- ☒ Statement of use and/or cover letter.
- ☐ Streetscape master plan.
- ☐ Traffic accumulation assessment.
- ☐ Traffic impact statement.
- ☒ Traffic impact study.
- ☐ Traffic stacking analysis.
- ☐ Utilities consent.
- ☐ Utilities location plan.
- ☐ Vegetation survey.
- ☐ Video of the subject property.
- ☐ Zoning Analysis (Preliminary).
- ☐ Zoning Code text amendment justification.
- ☒ Warranty Deed.
- ☐ Other: _____

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.



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5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: Masoud Shojace for Shoma San Remo, LLC
Property owner(s) signature(s): 	Property owner(s) print name: Masoud Shojace for Sunset Place Luxury Holdings, LLC
Property owner(s) signature(s):	Property owner(s) print name:
Address: 3740 NW 82nd Avenue, Suite 988, Doral, FL 33122	
Telephone: 305-471-4802	Fax:
Email: anibal@tcoa.us	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this <u>12</u> day of <u>June</u> by <u>Masoud Shojace</u> (Signature of Notary Public - State of Florida)	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	



City of Coral Gables Planning Division Application

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: Lani Kahn-Drody, on behalf of San Remo Office Associates, LLC
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 1537 San Remo Avenue, Coral Gables, FL 33146

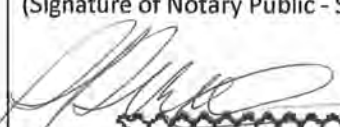
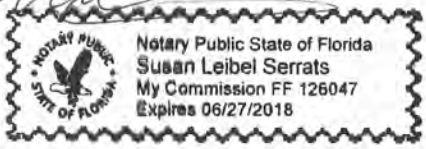
Telephone: 305-444-7188, ext. 1	Fax: 305-444-7186	Email: paul@savagelegal.com
---------------------------------	-------------------	-----------------------------

NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____

The foregoing instrument was acknowledged before me this 31 day of January by Lani Kahn-Drody

(Signature of Notary Public - State of Florida)







(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____



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Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Address:			
Telephone:		Fax:	
Email:			
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____ by _____ (Signature of Notary Public - State of Florida)			
(Print, Type or Stamp Commissioned Name of Notary Public) <input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			
Applicant(s)/Agent(s) Signature: 		Applicant(s)/Agent(s) Print Name: Mario Garcia-Serra, Esq.	
Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131			
Telephone: 305-376-6061		Fax:	
Email: mgarcia-serra@gunster.com			
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF <u>Miami Dade</u> The foregoing instrument was acknowledged before me this <u>12th</u> day of <u>June</u> <u>2017</u> (Signature of Notary Public - State of Florida)			
 			
(Print, Type or Stamp Commissioned Name of Notary Public) <input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

September 2014



January 30, 2018

VIA HAND DELIVERY

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

**Re: 1500 Venera Avenue, 1515 San Remo Avenue, and 1537 San Remo Avenue /
Planning Division Application / Amended Statement of Use and Justification**

Dear Mr. Trias:

On behalf of Sunset Place Luxury Holdings, LLC; Shoma San Remo, LLC; and San Remo Office Associates, LLC (the "Applicants"), we respectfully submit this Statement of Use in connection with the enclosed Planning Division Application for a proposed mixed use development to be located at 1500 Venera Avenue, 1515 San Remo Avenue, and 1537 San Remo Avenue (the "Property") which will require the following approvals: (1) Small Scale Comprehensive Plan Map Amendment for 1515 San Remo Avenue, (2) Zoning Code Map Amendment for 1515 San Remo Avenue, and (3) a Mixed Use (MXD) Site Plan approval (the "Approvals"). The Property is approximately 77,573 square feet (1.78 acres) in size and is bounded by Venera Avenue to the North, Yumuri Street to the East, San Remo Avenue to the South, and the Plaza San Remo building to the West which includes a Whole Foods Supermarket. The Property is identified by the following Miami-Dade Tax Folio Numbers: 03-4130-033-0001, 03-4130-009-1040, and 03-4130-009-1180.

A Small Scale Comprehensive Plan Amendment, Mixed Use Site Plan, and Zoning Code Map Amendment were previously approved for the property located at 1500 Venera Avenue. The Applicants recently purchased the properties located at 1515 and 1537 San Remo Avenue so as to provide for an expanded and improved proposed development. The existing three-story structure on the site, the Villa San Remo Condominium, along with the existing two-story building to the North, forms a low-rise "pocket" of MF2 Zoning which is no longer consistent with the Commercial Zoning taller buildings around it, including the 62 foot tall building which is owned by Baptist Health South Florida to the south across San Remo Avenue, the Plaza San Remo building to the west which is 104 feet tall, and the other Baptist Hospital office building located at 6855 Red Road which is 70 feet in height. The Property is also in close proximity to the Riviera Nursing Home located at 6901 Yumuri Street which is 65 feet tall and the International Charter School located at 1570 Madruga Avenue which is 55 feet in height.

The Applicants propose to demolish the existing apartment buildings currently located at 1500 Venera Avenue and 1515 San Remo Avenue as well as the existing commercial building located at 1537 San Remo Avenue and to construct a mixed use retail and residential development on the Property (the "Project"). The Project will include an apartment building which will be nine (9) stories high and will contain a total of 175 dwelling units and over 30,000 square feet of retail on the ground floor on the 1500 Venera Avenue and 1515 San Remo Avenue sites ("Phase I"). The ground floor of the Phase I building will also include other building functions such as the lobby, office security, and utility rooms. The Project will also include a separate apartment building which will be six (6) stories high and will contain a total of fourteen (14) dwelling units on the 1537 San Remo Avenue site ("Phase II"). It is important to note that the proposed Phase II building does not require Comprehensive Plan or Zoning Code Map Amendments.

The Project will also honor and promote George Merrick's vision for the City. As the drawings and plans submitted with the Application illustrate, the Project will reflect the City's Mediterranean style architectural heritage. With its traditional Mediterranean architecture and pedestrian paseo from San Remo Avenue through to Venera Avenue, the design creatively incorporates a mix of uses and improved aesthetics in a new building infused with modern amenities and quality materials.

Pursuant to the City's Future Land Use Map, the relevant section of which is attached as **Exhibit A**, 1515 San Remo Avenue is designated Residential Multi-family Medium Density and is abutting a property designated Commercial Mid-Rise Intensity directly to the North and in very close proximity to other properties designated Commercial Mid-Rise Intensity to the West along Red Road. The Property is zoned (MF2) Multi-Family 2 District and is surrounded by Commercial zoning to the North, West and South. The relevant section of the Zoning Map is attached as **Exhibit B**. Amending the Future Land Use Map to change the land use designation of this Property to Commercial Mid-Rise Intensity will make it consistent with the land use designations to the North and West. Rezoning the site to Commercial (C) will also make it consistent with the existing surrounding zoning in the area.

Amendment to FLUM

We respectfully submit that the proposed Comprehensive Plan Map Amendments comply with the applicable criteria as set forth in Section 3-1506 of the Zoning Code as follows:

1. Whether it specifically advances any objective or policy of the Comprehensive Plan.

As indicated in the Comprehensive Plan Analysis attached as **Exhibit C**, the Project advances several objectives and policies of the Comprehensive Plan. In addition, the Project will replace older, underutilized residential apartment buildings with a beautiful Mediterranean designed mixed use development close to employment centers, shopping and recreational parks. Its high quality, creative design and compatible site planning will bring new energy and excitement to

this area of the City while reaffirming George Merrick's original vision for the design, look and lifestyle of Coral Gables, in accordance with Objective DES-1.1.

2. Whether it is internally consistent with the Comprehensive Plan.

The Project is internally consistent with the Comprehensive Plan in the ways described above.

3. Its effect on the level of service of public infrastructure.

The Project meets or exceeds the level of service and satisfies concurrency as indicated in the Concurrency Impact Statement included with this submittal. Additionally, the Project is designed as a pedestrian friendly development which encourages residents and visitors to walk or bicycle to the nearby commercial and retail areas.

4. Its effect on environmental resources.

The Project will not have any adverse effect on environmental resources. The Property is an urban infill site which currently houses older apartment buildings.

5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.

As mentioned above, by increasing the multifamily residential options available in this part of the City, young families and professionals will now have a more affordable option to move into the City of Coral Gables as opposed to the standard Coral Gables single family home.

Amendment to Zoning Map

We respectfully submit that the proposed zoning district boundary changes comply with the applicable criteria as set forth in Section 3-1404 of the Zoning Code as follows:

1. It is consistent with the Comprehensive Plan in that it:
 - a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.

The proposed mixed residential and retail use is permitted in the requested Commercial Mid-Rise Intensity land use category. This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office and mixed use. Simultaneously with the rezoning request, the Applicants are requesting a Future Land Use Map amendment to change the underlying land use designation of the Property from Residential Multi-Family Medium to Commercial Mid-Rise Intensity in which residential uses are permitted as part of a mixed use development. Accordingly, the land use, zoning and uses will be compatible.

- b. Does not allow densities or intensities in excess of the densities or intensities which are permitted by the future land use category of the parcel proposed for development.

The Commercial Mid-Rise Intensity land use designation allows a maximum FAR of 3.5 and height of 97 feet with architectural incentives. The Project will not exceed those parameters.

- c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.

As indicated in the Concurrency Impact Statement included with this submittal, this Project will not cause a decline in the level of service for public infrastructure to a level below that which is required by the Comprehensive Plan.

- d. Does not directly conflict with any objective or policy of the Comprehensive Plan.

This proposed project will not directly conflict with any Comprehensive Plan policy or objective, and will further or implement several of them, as detailed below.

- 2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:

- a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by:
 - i. Balancing land uses in a manner that reduces vehicle miles traveled.

The proposed project will include ground floor retail uses which will be open to the public. This will allow building residents and neighbors to find needed goods and services within the project and the neighborhood rather than having to travel, probably by car, to obtain them, which will help reduce vehicle miles traveled in the vicinity of this site. The increased density in the project will also help achieve this goal by concentrating more residents in an urbanized area of the City.

- ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.
 - iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.

Higher urban densities such as will be facilitated by the Project support mass transit, and in fact make it feasible. Walking and bicycle use will be encouraged by the mix of residential and retail uses in the project, and by the provision of bike racks. The South Miami and University

Metrorail stations are within walking distance, and this area is also served by Miami-Dade County bus routes.

- b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.

The low-rise, low density residential buildings existing on the Property are older and lack amenities. The Project will be new and will feature an attractive mix of uses in a well-designed building, with a number of on-site amenities. This project represents a substantial new investment in the neighborhood which should further the ongoing revitalization of the area.

- c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.

By increasing the amount of multifamily housing inventory available in this part of the City, it will be easier for young professionals to move into this part of the City.

- d. Implement specific objectives and policies of the Comprehensive Plan.

The Project will be consistent and not directly conflict with the goals, objectives or policies of the Comprehensive Plan. In accordance with Goal FLU-1, the Project will strengthen and enhance the City as a vibrant community with a mix of uses with a residential mid-rise tower and retail on the ground floor. Easy access to Riviera Park across the street provides neighbors, residents and visitors with a desirable place to work, live and play. The Project will also create an infill redevelopment project which will discourage urban sprawl and encourage the reuse of underutilized parcels in keeping with Objective FLU-1.7. The project will replace an older, underutilized residential apartment building with a beautifully designed mixed use development close to employment centers, shopping and recreational areas. In close proximity to several office buildings and less than a block away from a Whole Foods grocery store and a few blocks away from Sunset Place, the Project promotes mixed use development by providing housing and commercial services near employment centers, thereby reducing the need to drive and encouraging walking instead of driving which is directly in line with Policy MOB 1.1.1.

- 3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.

The Project will add value to the neighborhood rather than diminish property values. It will represent a substantial and significant improvement to the area.

The Project will include a mix of uses, which will promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality, all while furthering George Merrick's vision of a Mediterranean-inspired City with an active urban core and tranquil residential neighborhoods. Accordingly, we respectfully request your favorable consideration of this application and look forward to working with you on this

Mr. Ramon Trias
January 30, 2018
Page 6

project. If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter.

Sincerely,

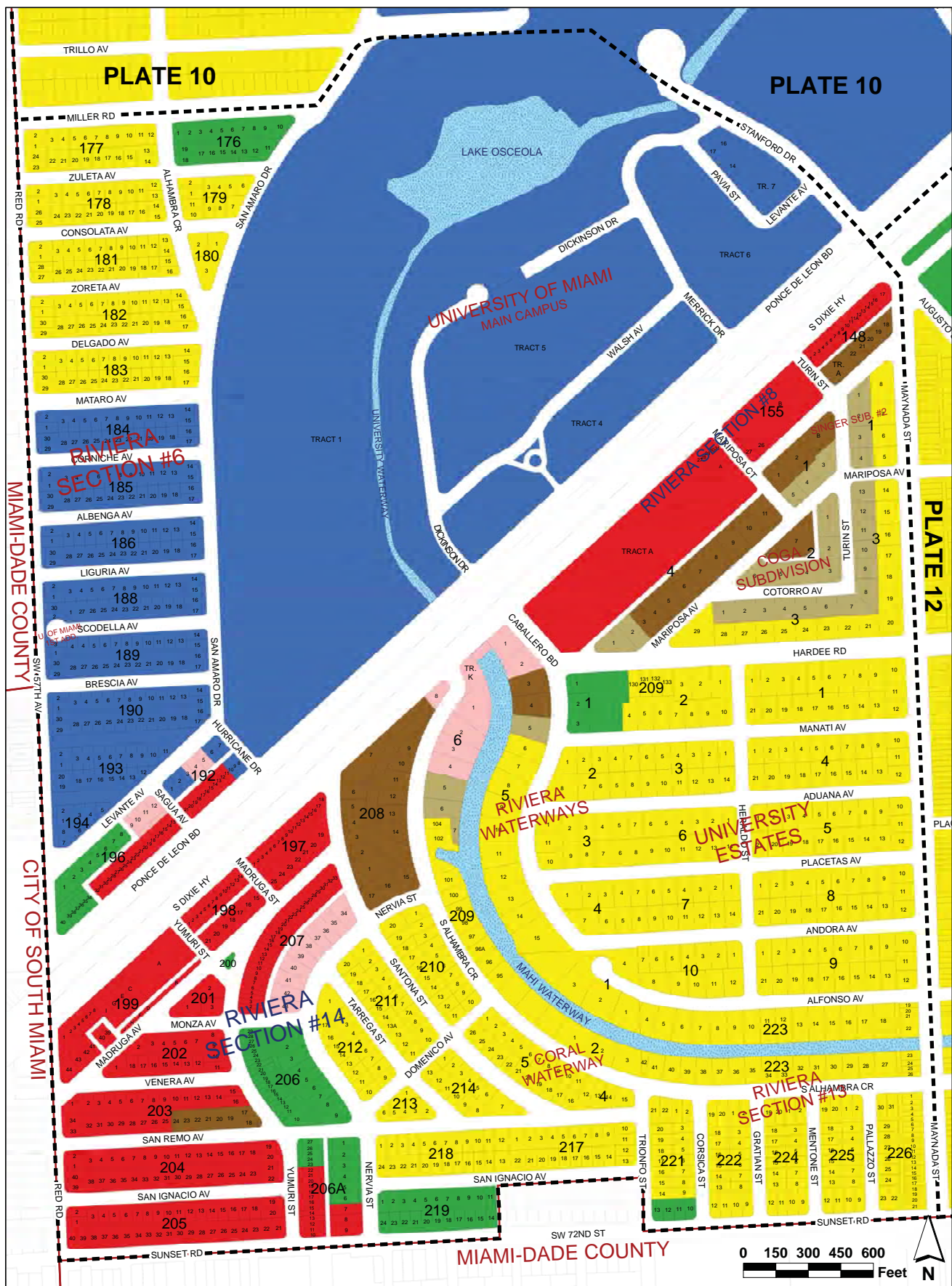
A handwritten signature in blue ink that reads "Mario Garcia-Serra". The signature is written in a cursive, flowing style.

Mario Garcia-Serra

MIA_ACTIVE 4531314.8

Exhibit A

Exhibit B



Zoning Map

Zoning Districts

(SFR) Single-Family Residential District	(S) Special Use District
(MF1) Multi-Family 1 Duplex District	(P) Preservation District
(MF2) Multi-Family 2 District	(CL) Commercial Limited District
(MFSA) Multi-Family Special Area District	(C) Commercial District
(UCD) University Campus District	(I) Industrial District

Plate

11 of 18

City of Coral Gables
Planning & Zoning Division
November 2014

Exhibit C

Comprehensive Plan Analysis

We respectfully submit that the proposed Project is fully consistent with and advances the following Comprehensive Plan goals, policies, and objectives:

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.

Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map.

The Project will preserve Coral Gables as a “placemaker” and balance the existing and future surrounding land uses to achieve a high quality living and working environment. The Project meets or exceeds the level of service and satisfies concurrency, as indicated in the Concurrency Impact Statement included with this submittal. Additionally, the Project is designed as a pedestrian friendly development which encourages residents and visitors to leave their cars behind and walk to the nearby commercial and retail areas.

The Project will create an infill redevelopment project which will discourage urban sprawl and encourage the reuse of underutilized parcels. The Project will also replace older, vacant and underutilized apartment buildings with a balanced mix of uses, which will revitalize and reenergize this area of the City. Furthermore, the Project has been beautifully designed with large pedestrian corridors, open spaces and green areas which provide street level activation, amenities and connectivity.

Objective FLU-1.12. The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.

Policy FLU-1.12.1. Maintain and enforce effective development and maintenance regulations.

The Project will strengthen and enhance the City as a vibrant community with a mix of uses with a residential mid-rise tower and retail on the ground floor. Easy access to Riviera Park across the street provides neighbors, residents and visitors with a desirable place to work, live and play. The Project will feature the City’s Mediterranean style architectural heritage in order to maintain the high aesthetic community design standards set out by the Zoning Code.

Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.

Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.

The Project will bring new energy and excitement to this area of the City while reaffirming George Merrick's original vision for Coral Gables' design, look and lifestyle. The design creatively incorporates the City's architectural heritage including Mediterranean style architecture. With its pedestrian paseo and open spaces, the Project will promote pedestrian activity and use of alternative transit methods thereby reducing the need to drive. The Project is consistent and compatible with the surrounding areas and satisfies the City's vision for new development.

Policy DES-1.1.1. Promote and support George Merrick's vision consistent with the established historic and cultural fabric of the City.

The Project will replace older, underutilized residential apartment buildings with a beautiful Mediterranean designed mixed use development close to employment centers, shopping and recreational parks. With its design, the Project will further George Merrick's vision of a Mediterranean-inspired City with an active urban core and tranquil residential neighborhoods.

Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

The Applicant and project architect are committed to complying with and satisfying the rigorous design guidelines, standards and review processes, in order to ensure that the Project is being designed and constructed with the utmost quality and detail.

Objective DES-1.2. Preserve the Coral Gables Mediterranean design and architecture.

The Project is beautifully designed in a Mediterranean architectural style compatible with the City's architectural heritage. The Project promotes sound and aesthetically pleasing designs and uses and will ensure the preservation of the unique character of the City's Mediterranean architecture.

Goal MOB-1. Provide accessible, attractive, economically viable transportation options that meet the needs of residents, employers, employees and visitors through a variety of methods.

Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.

Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

Less than a block away from a Whole Foods grocery store and a few blocks away from Sunset Place, the Project promotes mixed use development by providing housing and commercial services near employment centers, thereby reducing the need to drive and encouraging walking instead of driving.

Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.

As mentioned above, the Property is an urban infill site which currently houses older apartment buildings. Redevelopment of the Property will encourage walking, bicycling and public transit use. Furthermore, by increasing the multifamily residential options available in this part of the City, young families and professionals will now have a more affordable option to move into the City of Coral Gables as opposed to the standard Coral Gables single family home.

Goal GRN-1. The City of Coral Gables will take measureable steps towards becoming a “sustainable” community by providing a healthy setting for residents, workers, property owners and visitors and increase awareness of green development practices and ways to have significant impact on the City’s environment including the following: protecting the quality of air, water, land and other natural resources; conserving native vegetation, fish, wildlife and worldwide ecosystems; minimize carbon footprint; and reduce greenhouse emissions.

Objective GRN-1.3. Enhance public health and welfare by promoting the environmental and economic health of the City through the design, construction, maintenance, operation and deconstruction of buildings and other site development by incorporating green building practices.

Policy GRN-1.3.2. All new development proposals shall include designated safe pedestrian paths of travel within the site and provide pedestrian access to and from the public right-of-way to encourage walkability.

The Project includes a designated safe pedestrian paseo through the site which will provide pedestrian access to and from the public rights-of-way to encourage walkability.

VENERA

1ST COMMISSION MEETING

02-13-2018

1500 VENERA AVE, 33146
1515 SAN REMO AVE, 33146
1537 SAN REMO AVE, 33146
CORAL GABLES, FL



PLANNING AND ZONING
BOARD SUBMITTAL
08-07-2017
1ST COMMISSION MEETING
02-13-2018

VENERA
1500 VENERA AVE, 33146
1515 SAN REMO AVE, 33146
MIAMI, FL

2601 SOUTH BAYSHORE DRIVE, SUITE
1000
MIAMI, FL 33133
P: (305) 859-2050
WWW.BERMELLOAJAMIL.COM



INDEX

ARCHITECTURE

	COVER SHEET
A-0	INDEX SHEET
A-1	PROPERTY SURVEY (1500 Venera)
A-1.1	PROPERTY SURVEY (1537 San Remo)
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A-16	EAST ELEVATION
A-17	WEST ELEVATION
A-18	SECTION
A-19	SECTION
A-20	RENDERING
A-21	RENDERING

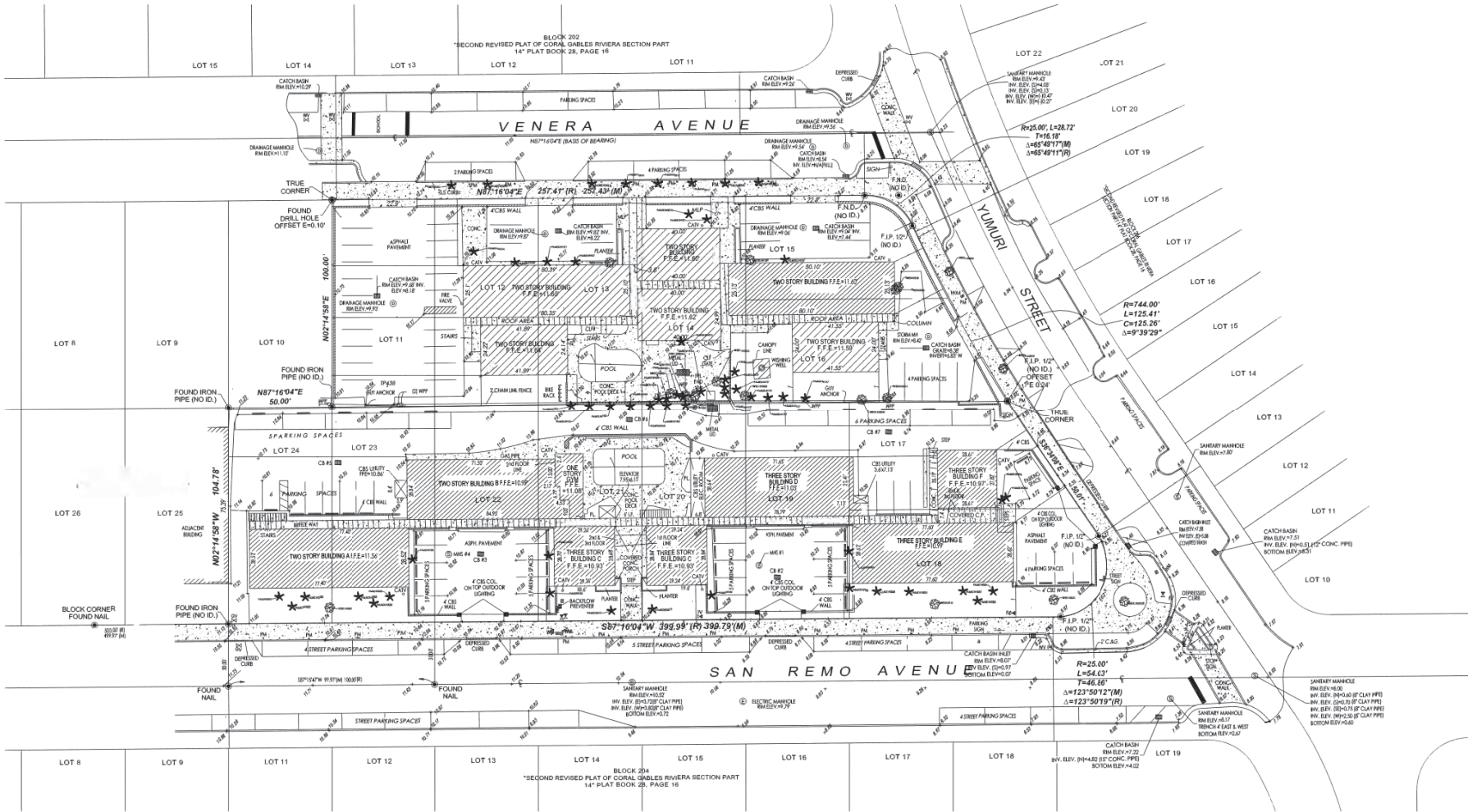
LANDSCAPE

LT-01	TREE DISPOSITION PLAN
LT-02	TREE DISPOSITION TABLE
LT-03	TREE PROTECTION NOTES AND DETAILS
LL-01	GROUND FLOOR SITE AMENITY PLAN
LL-02	GROUND FLOOR LANDSCAPE PLAN
LL-03	LANDSCAPE DETAILS
LL-04	LANDSCAPE NOTES AND CALCULATIONS
LL-05	ROOF LANDSCAPE PLAN

BOUNDARY AND TOPOGRAPHIC SURVEY



ABBREVIATIONS	
A/C	Air Conditioning
BFP	Backflow Preventer
C	Center Line
CATV	Backflow Preventer
CO	Cleanout
CONC.	Concrete
C.B.S.	Concrete Block Structure
CLF	Chain Link Fence
C.S.	Concrete Slab
C. & G.	Curb & Gutter
C.P.	Concrete Porch
Dim.	Dimension
Dwy	Driveway
EB	Electric Box
ELEV.	Elevation
F.F.E.	Finish Floor Elevation
PH	Fire Hydrant
F.I.P.	Found Iron Pipe
H	Height
ID.	Identification
INV. ELEV.	Invert Elevation
L	Length
(M)	Measured
MH	Manhole
O.R.B.	Official Record Book
P.B.	Plat Book
E	Property Line
PM	Parking Meter
(R)	Recorded
R/W	Right-of-Way
R	Radius
WFP	Wood Power Utility Pole
W.U.	Wood Utility
LEGEND	
	Roof Area
	Concrete
	Chain Link Fence
	Right of Way Lines
	Electric Wiring Box
	Metal Light Pole
	Spot Elevation
	Catch Basin
	Gas Valve
	Irrigation Valve
	Water Valve
	Drainage Manhole
	Sanitary Manhole
	Palm (No Identified)
	Tree (No Identified)
	Columns
	Fire Hydrant
	Water Meter



MIAMI-DADE COUNTY PUBLIC WORKS DEPT. BENCHMARK USED		
BENCHMARK	DESCRIPTION	ELEVATION
P-801	US HWY #1 --- 0.35' NW of NW edge of pavement SW 57 Ave. --- 114.0' NE of Projected Edge of pavement PK Nail and Brass washer in concrete gutter.	10.12
CORAL GABLES BENCHMARK USED		
# 615	SW Corner at Venera Avenue & Yumuri Street PK Nail and Brass washer in POC of Back sidewalk.	9.24
ELEVATIONS AS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).		

STATE PLANE COORDINATES	
All points (Northing and Easting) and bearings as depicted on the survey map are based on the North American Datum (NAD) 1983/1993 Adjustment, Florida East 901. Global Positioning Systems (GPS) Measurements were conducted in the field to acquire said coordinate values, based on the following horizontal control stations: Establishing Agency: Miami-Dade Water and Sewer Department State/County: Florida/Miami-Dade County PID (Point Of Identification): S2 Station Name: REBOREDO Datum: NAD 83/93 Latitude: N 25° 42' 12.79971311" Northing: 498554.915 (US Feet) Longitude: W 80° 18' 08.464991" Easting: 885982.388 (US Feet) Station Description: The station is located southwest of the intersection of SW 72 St. and SW 67 Av. and is east of a brick "University Christian Church" sign. The mark is a concrete monument with a METRO-DADE GPS CONTROL PT. brass disk and is stamped "REBOREDO".	

LEGAL DESCRIPTION:

Lots 11 through 16 inclusive, Block 203, of CORAL GABLES RIVIERA SECTION PART 14, 2nd REVISION, according to the Plat thereof as recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida.

a/k/a: 1500 Venera Avenue, Coral Gables, Florida, 33146.
Folio: 03-4130-009-1040

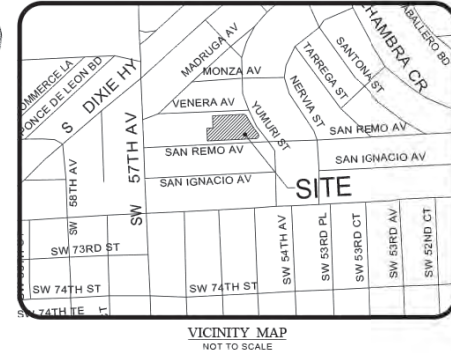
AND

Lots 17 through 24 inclusive, Block 203, of CORAL GABLES RIVIERA SECTION PART 14, 2nd REVISION, according to the Plat thereof as recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida.

a/k/a: VILLA SAN REMO CONDO

SURVEYOR'S NOTES:

- Last day of field work was performed on May 31st, 2016.
- Avino & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.
- Bearings shown hereon are based on an assumed Bearing of N87°16'04"E along the centerline of Venera Avenue, said line to be considered a well monumented line.



- By scaled determination the subject property appears to be in Flood Zone X, Elevation N/A, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639, Map No. 12086C0458, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".
- The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.
- Any use of this Survey for purposes other than which it was intended, without written verification, will be the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.
- The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map, or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations and/or improvements were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Chapter 5J-17, Florida Administrative Code and as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472, Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

SURVEYOR'S CERTIFICATE:

This is to certify to the herein named firm and/or persons that the "Boundary & Topographic Survey" of the herein described property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that this survey meets the Standards of Practice Requirements as set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

ACAD FILE: 1500 VENERA AVE BOUNDARY & TOPOGRAPHIC SURVEY.dwg

SEAL	DRAWN BY: EO	SHEET
	CHECKED BY: J.R.A.	
	APPROVED BY: J.R.A.	
	DATE: 06/09/2016	
	SCALE: AS SHOWN	
	JOB No.: 16126.00	
JORGE R. AVINO, P.E. # 22297, P.L.S. # 4996		SHEET OF 1

PLOT DATE: 06/09/2016

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MARK	DATE	REVISIONS

BOUNDARY and TOPOGRAPHIC SURVEY
1500 VENERA AVENUE
CORAL GABLES, FLORIDA, 33146

BERMELLO AJAMIL & PARTNERS, INC.
2601 S. BAYSHORE DRIVE
SUITE 1000
MIAMI, FLORIDA 33133



Avino
& ASSOCIATES
Engineers • Planners • Surveyors

1350 S.W. 57th AVENUE, SUITE 207
WEST MIAMI, FLORIDA 33144
TEL: (305) 265-5030
FAX: (305) 265-5033
EB # 5098 LB # 5098
E-MAIL: jravino@avinoandassociates.com



Bermello Ajamil & Partners, Inc.
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MIAMI, FL 33133
P: (305) 859-2050
WWW.BERMELLOAJAMIL.COM

VENERA

1500 VENERA AVE, 33146
1515 SAN REMO AVE, 33146
CORAL GABLES, FL

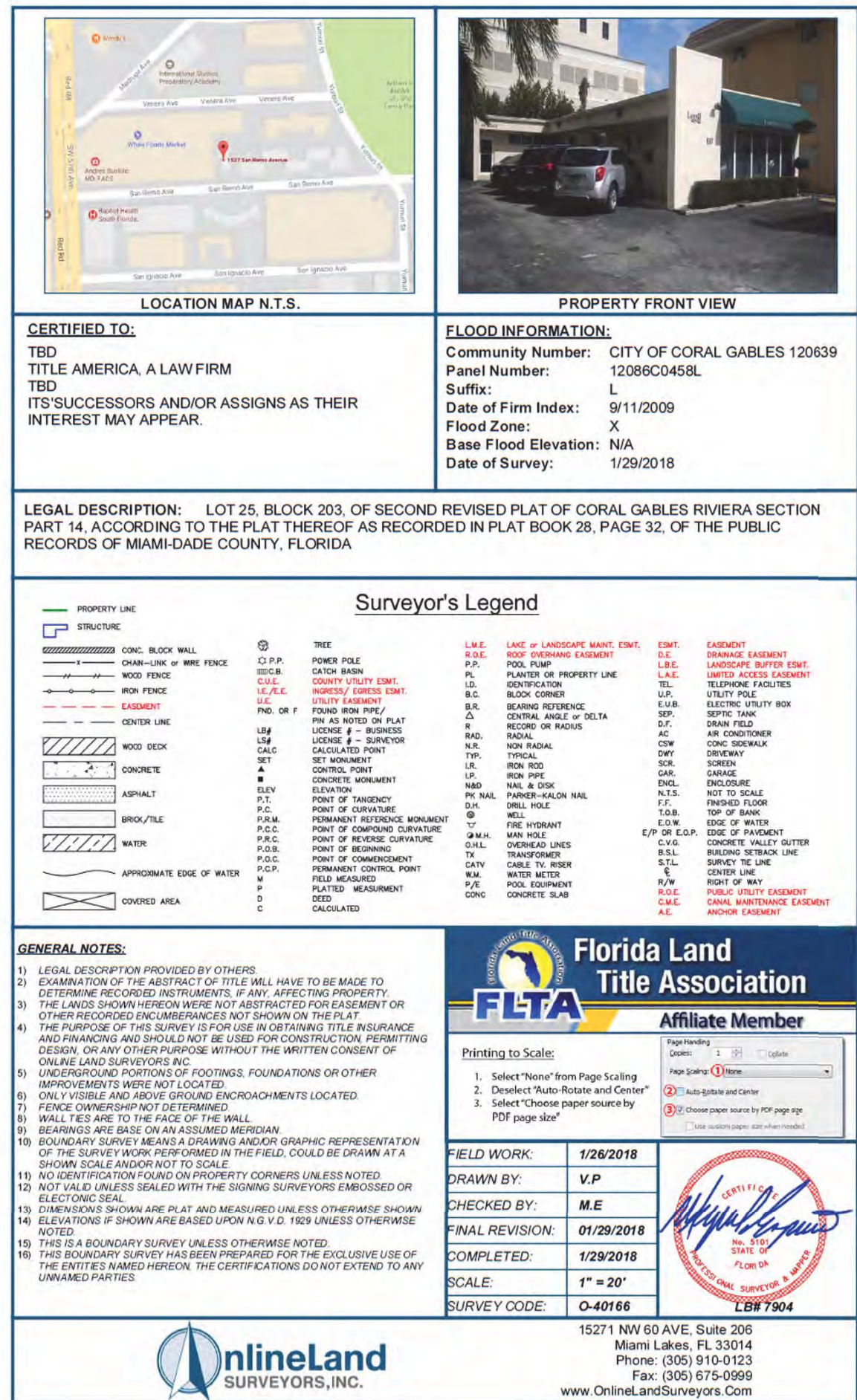
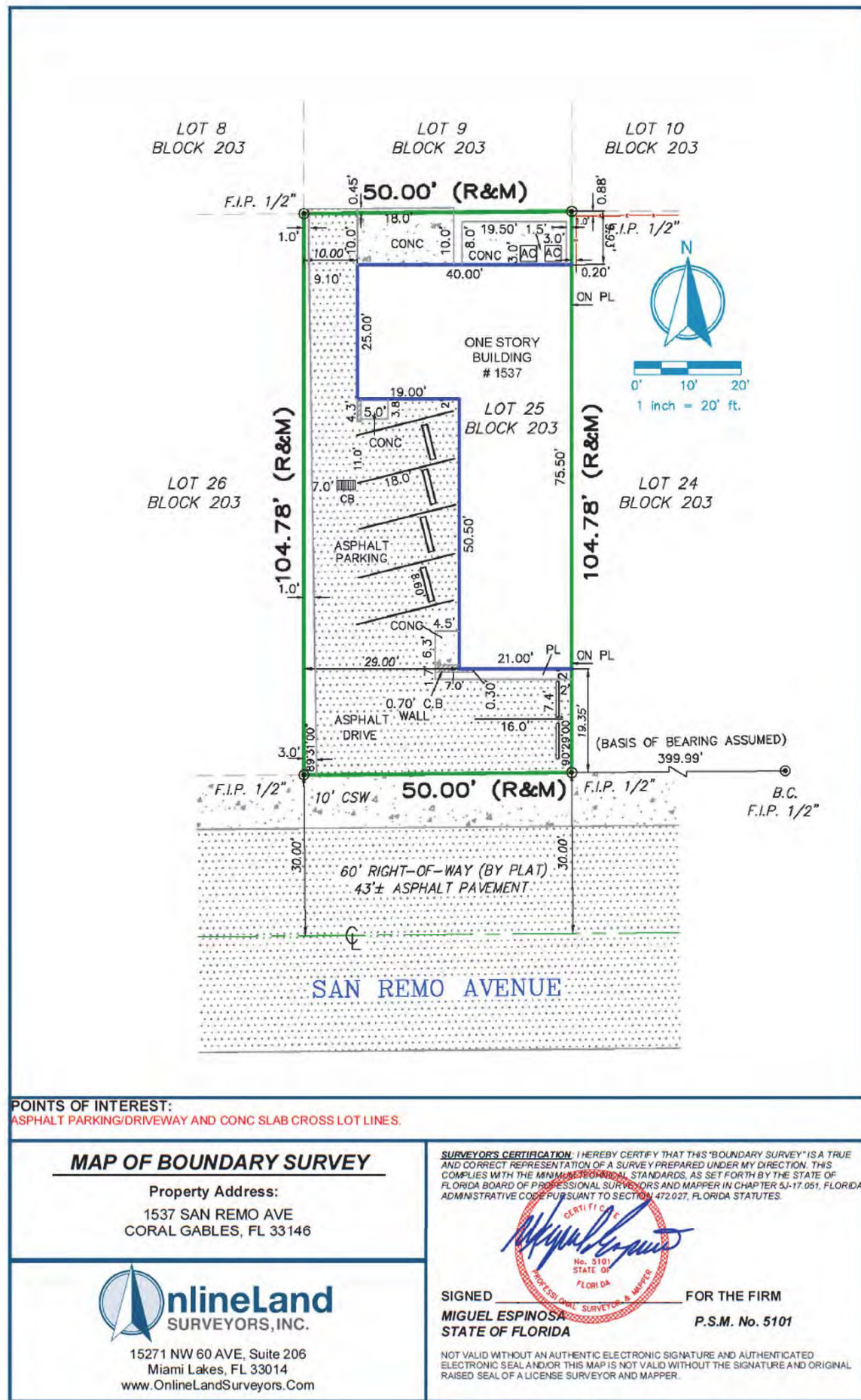
SHOMA

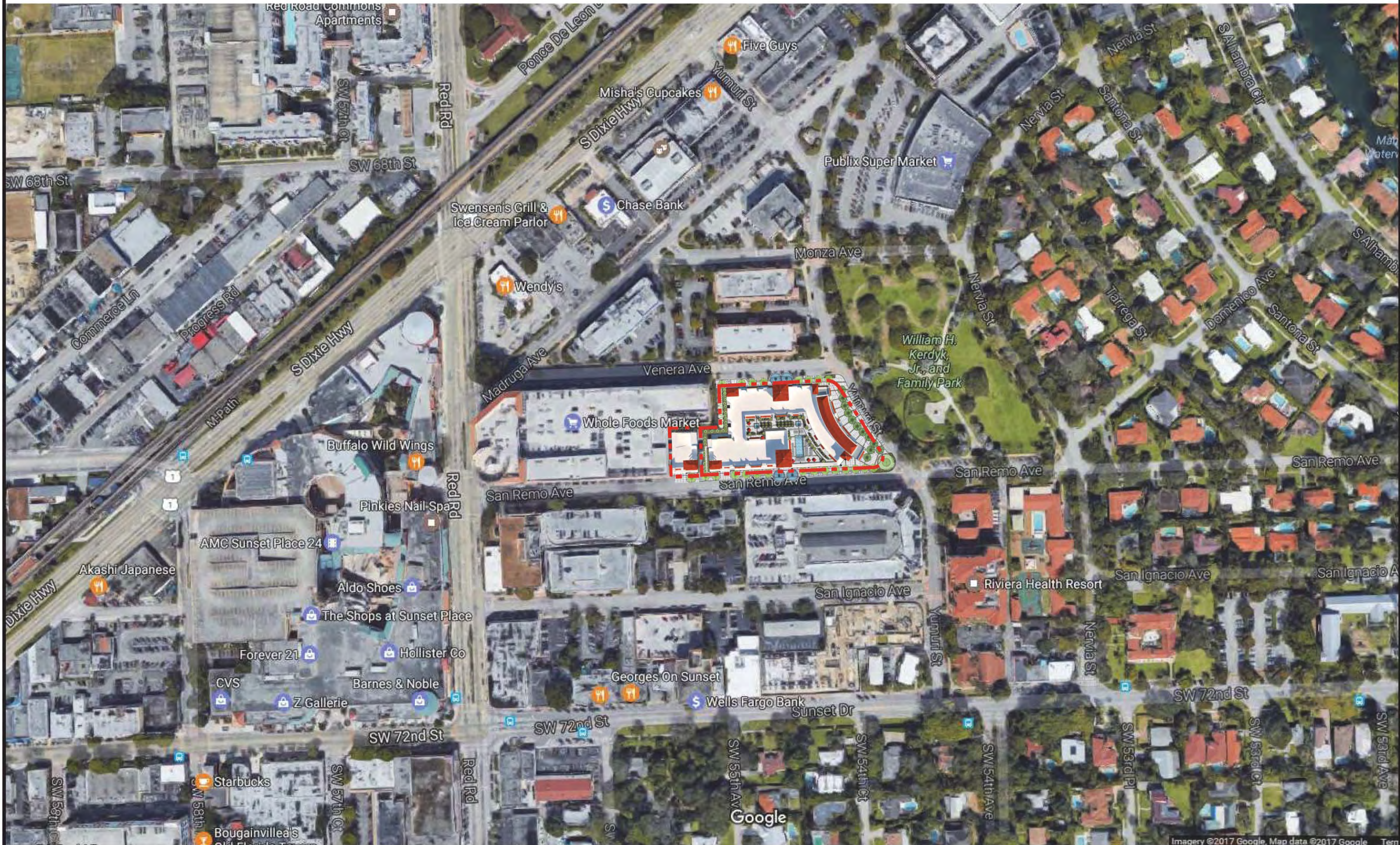
PLANNING AND ZONING
BOARD SUBMITTAL
08-07-2017

1ST COMMISSION MEETING
02-13-2018

PROPERTY
SURVEY

A-1





FULL BLOCK SITE PLAN



VENERA

1500 VENERA AVE, 33146
1515 SAN REMO AVE, 33146
CORAL GABLES, FL

SHOMA

PLANNING AND ZONING
BOARD SUBMITTAL
08-07-2017
1ST COMMISSION MEETING
02-13-2018

FULL BLOCK
SITE PLAN



AERIAL LOCATION





1

2

3

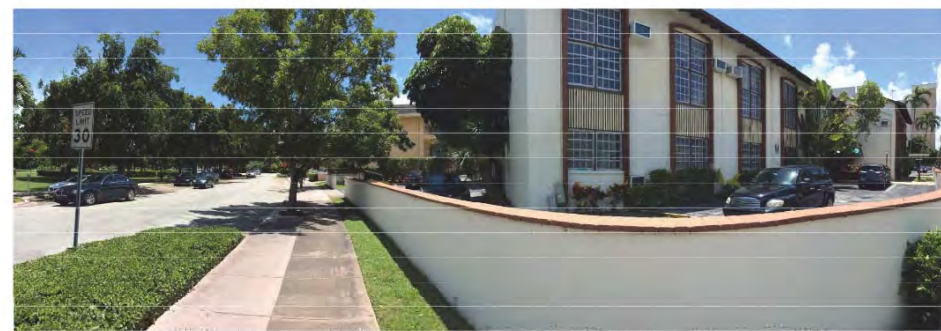
4



5

6

7



SITE PHOTOS



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VENERA

1500 VENERA AVE, 33146
1515 SAN REMO AVE, 33146
CORAL GABLES, FL

SHOMA

PLANNING AND ZONING
BOARD SUBMITTAL
08-07-2017
1ST COMMISSION MEETING
02-13-2018

SITE
PHOTOS

A-4

1500 Venera Ave, 33146, Folio 03-4130-009-1040	
Property	C (Commercial District)
Property Size	29,900sf .686 acres
Floor Lot Ratio	3.0 or 3.5 with architectural incentives.
Total Development by Right	(FAR 3.0) = 89,700sf (FAR of 3.5) = 104,850sf
Principal Height	Up to 70' max or 97' with architectural incentives
Maximum Height Allowed:	70'0" if Mediterranean Style = 97'-0"
Maximum Units Allowed for Property:	
Setbacks:	Front: 15ft in height - 0' setback Above 15' in height - 10' setback Side: interior side: Under 45' in height 0'0" setback Above 45' in height 15'-0" + 1'-0" setback for each 3 feet of height Rear: Abutting street or alley - 0'-0" NOT abutting street - 10'0" Balconies: max 6'0" over setback
1515 San Remo Avenue, 33146, Folio 03-4130-033-0001	
Property	MF2 (Multi-Family District)
Property Size	42,473.63 sf .975 acres
1537 San Remo Ave, 33146, Folio 03-4130-009-1180	
Property	C (Commercial District)
Property Size	5,239 sf .120 acres
1500 Venera Ave, 33146, Folio 03-4130-009-1040 1515 San Remo Avenue, 33146, Folio 03-4130-033-0001 1537 San Remo Ave, 33146, Folio 03-4130-009-1180	
Property	MXD (Mixed Use District)
Property Size	77,612.63 sf 1.78 acres
Floor Lot Ratio	Up to 3.5 with Mediterranean architecture
Total Development by Right	271,643 sf
Principal Height	Up to 97'-0"
Maximum Height Allowed:	Up to 97'-0"
Density	Max 125/acres
Maximum Units Allowed for Property:	222.5 units by right
Setbacks:	Front: 45ft in height - 0' setback Above 45ft - 10'-0" Side: Interior side - none Side street - 15'-0" Rear: Abutting an alley or street - none NOT abutting street - 10'-0" Balconies: max 6'0" over setback
PARKING REQUIREMENTS	
RESIDENTIAL	1 bed= 1 Per City 1 bed = 1 space 2 beds = 1.75 3 beds = 2.25 spaces
RETAIL	1 per 250sf Per City 1 PER 300SF

1500 VENERA & 1537 SAN REMO PROGRAM ANALYSIS							
UNIT MATRIX	1 BED	2 BED	3 BED	TOTAL UNITS	SF PER LEVEL	TOTAL S.F.	
PHASE 1	1500 Venera Avenue						
GROUND LEVEL	0	0	0				
2ND LEVEL	2	2	1		5,456	5,456	
3RD LEVEL	2	2	1		5,456	5,456	
4TH LEVEL	2	2	1		5,322	5,322	
5TH LEVEL	18	9	3		28,530	28,530	
6TH LEVEL	20	9	2		28,653	28,653	
7TH-9TH LEVEL	63	30	6		30,970	91,910	
PHASE 2	1537 San Remo Avenue						
GROUND LEVEL	0	0	0				
2ND-5TH LEVEL	0	8	4		3,127	12,508	
6TH LEVEL	0	1	1		2,117	2,117	
TOTAL	107	63	19	189		179,952	
RETAIL AREA GROUND LEVEL - PHASE 1	1500 Venera Avenue					31,741	
						GRAND TOTAL	211,693
FAR				AREA	# LEVELS	GROSS AREA	
	PHASE 1 ALLOWABLE FAR					253,307	
	PHASE 2 ALLOWABLE FAR					18,336	
	PHASE 1					1500 Venera Avenue	
	GROUND FLOOR					43,797	
	2ND FLOOR					8,860	
	3RD FLOOR					8,860	
	4TH FLOOR					6,728	
	5TH FLOOR					37,816	
	6TH FLOOR					36,612	
	7TH TO 9TH FLOOR					113,481	
	PHASE 2					1537 San Remo Avenue	
	GROUND FLOOR					2,100	
	2ND-5TH LEVEL					14,676	
	6TH LEVEL					2,659	
	TOTAL PROPOSED FAR					271,589	
	TOTAL ALLOWABLE FAR					271,643	
						DELTA	54
PARKING							
			REQ. RATIO	# OF UNITS	AREA	REQ. PARKING	
	PHASE 1		1500 Venera Avenue				
	1 BEDROOM		1	107		107	
	2 BEDROOM		1.75	54		95	
	3 BEDROOM		2.25	14		31.5	
	RETAIL		1 PER 300SF		31,741	106	
	PHASE 2		1537 San Remo Avenue				
	2 BEDROOM		1.75	9		15.75	
	3 BEDROOM		2.25	5		11.25	
	TOTAL PARKING REQUIRED					366.5	
	TOTAL PARKING REQUIRED WITH SHARED PARKING REDUCTION					336	
	TOTAL PARKING PROVIDED					356	
						DELTA	20
	* ADA PARKING TO BE ADDED PER RETAIL AREA						
DESIGN EFFICIENCY - COMMON AREA FACTOR							
	TOTAL FAR					271,589	
	TOTAL UNIT AREA					179,952	
	TOTAL RETAIL AREA					31,741	
	SELLABLE AREA (RETAIL, UNITS)					77.95%	
	NON SELLABLE AREA (AMENITIES, GYM, CIRC, BOH)					22.05%	

1500 Venera & 1537 San Remo SHARED PARKING TABULATION						
Use	Weekday			Weekend		
	Day 8am - 5pm	Evening 5pm - 12am	Night 12am - 8am	Day 8am - 5pm	Evening 5pm - 12am	Night 12am - 8am
Residential	60%	90%	100%	80%	90%	100%
189 Units = 261 spaces required	157	235	261	209	235	261
Retail	70%	90%	5%	100%	70%	5%
15,870 SF = 53 spaces required	37	48	3	53	37	1
Restaurant	50%	100%	10%	75%	100%	10%
15,871 SF = 53 spaces required	27	53	5	40	53	1
TOTAL SPACES REQUIRED	220	336	269	302	325	265
TOTAL SPACES PROVIDED	356					
DELTA	20					

ASSUMES 50% GROUND FLOOR RETAIL
ASSUMES 50% GROUND FLOOR RESTAURANT

Zoning Map

Zoning Districts

(SFR) Single-Family Residential District	(S) Special Use District
(MF1) Multi-Family 1 Duplex District	(P) Preservation District
(MF2) Multi-Family 2 District	(CL) Commercial Limited District
(MFSA) Multi-Family Special Area District	(C) Commercial District
(UCD) University Campus District	(I) Industrial District

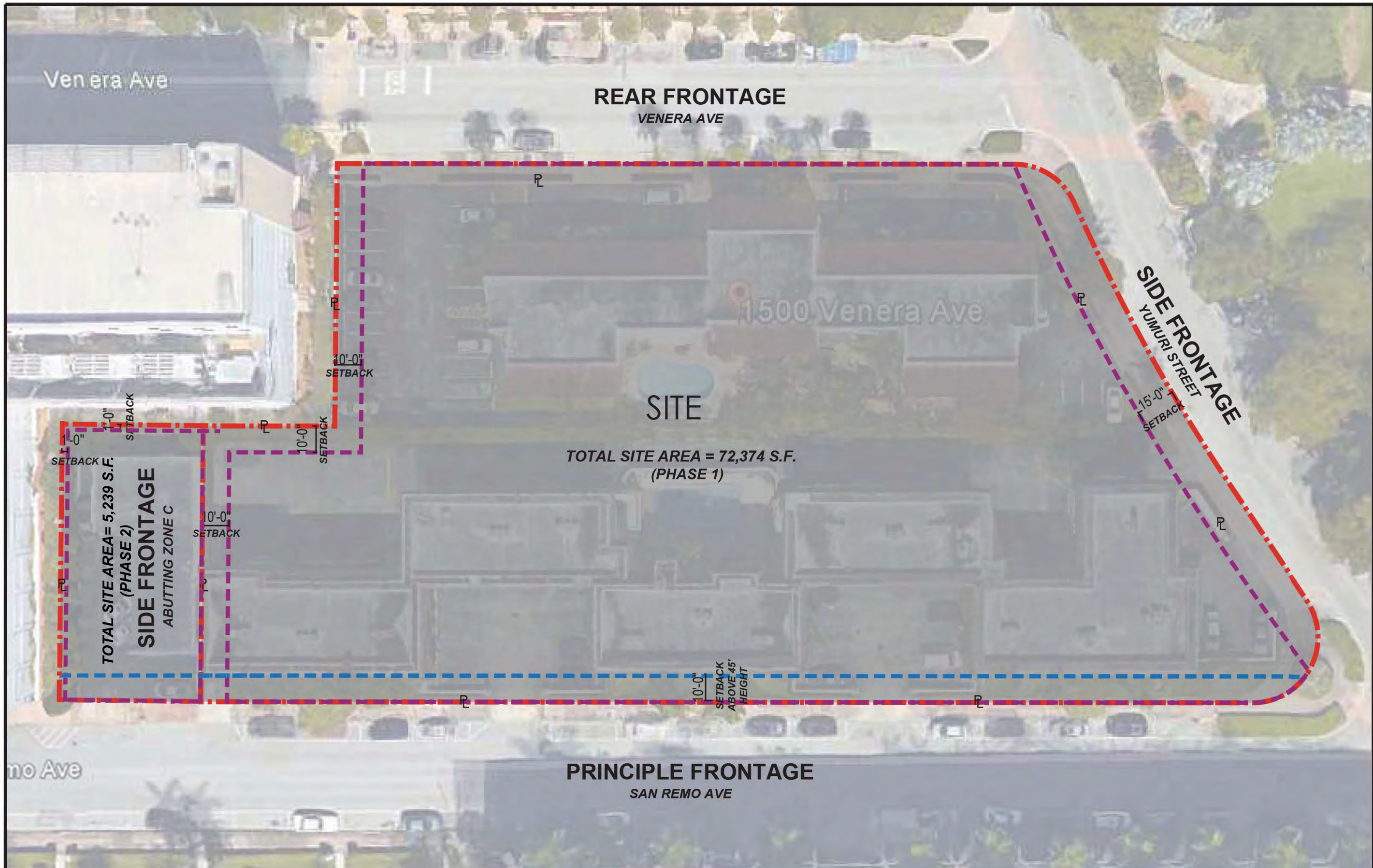
Future Land Use Map

Land Use Classifications

Residential Single-Family Low Density (6 Units/Acre)	Residential Multi-Family High Density (150 Feet; 60 Units/Acre)	University Campus	Conservation Areas
Residential Single-Family High Density (8 Units/Acre)	Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)	University Campus Multi-Use Area	Public Buildings and Grounds
Residential Multi-Family Duplex Density (9 Units/Acre)	Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)	Education	Hospital
Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)	Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)	Parks and Recreation	Religious/Institutional
Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)	Industrial	Open Space	Community Services and Facilities



PROPERTY			
COMMERCIAL DISTRICT			35,139 SF
MULTI-FAMILY DISTRICT			42,473.63 SF
MXD MIXED USE DISTRICT			77,612.63 SF 1.78 ACRES
TOTAL UNITS	189		
UNIT TYPES	1BR	2BR	3BR
	107	63	19
	57%	33%	10%
TOTAL PARKING PROVIDED	356		
BUILDING HEIGHT TO THE ROOF	97'		

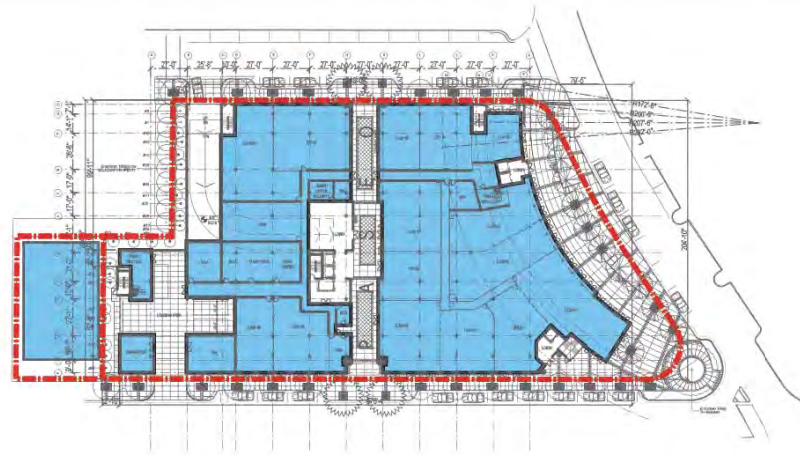


SETBACKS/ANALYSIS

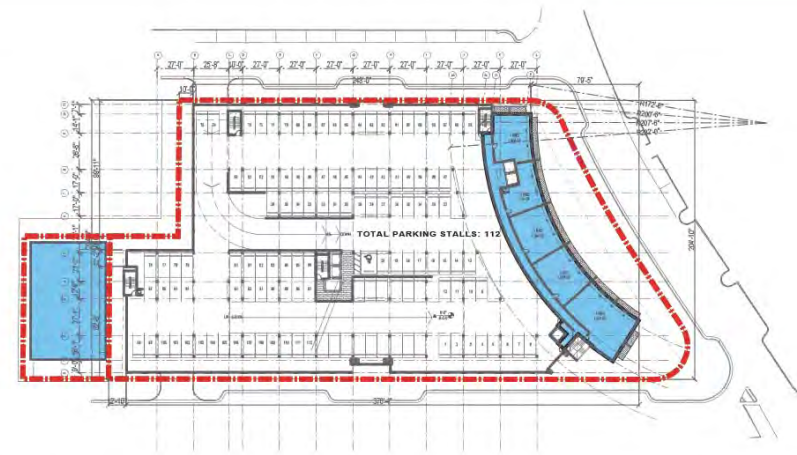
LEGEND:

- PROPERTY LINE
- SETBACKS
- SETBACKS ABOVE 45'

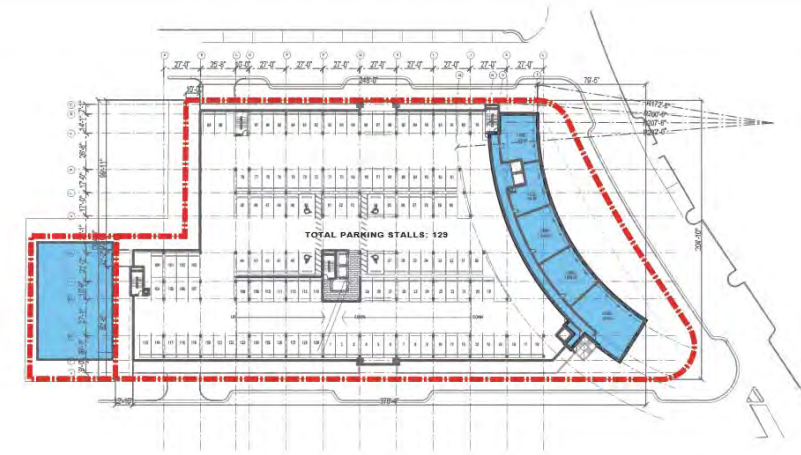




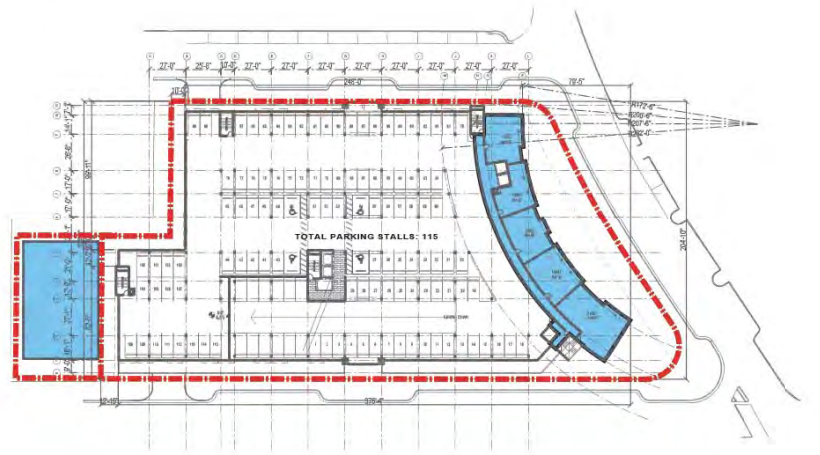
GROUND FLOOR
FAR = 45,897 SF



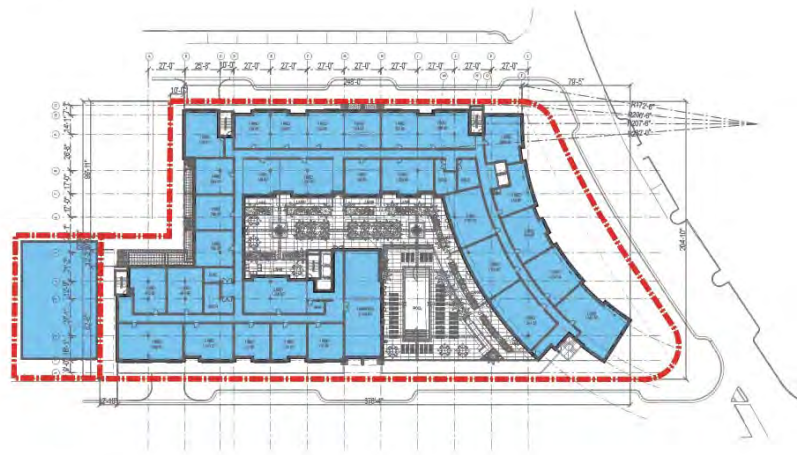
2ND FLOOR
FAR = 10,529 SF



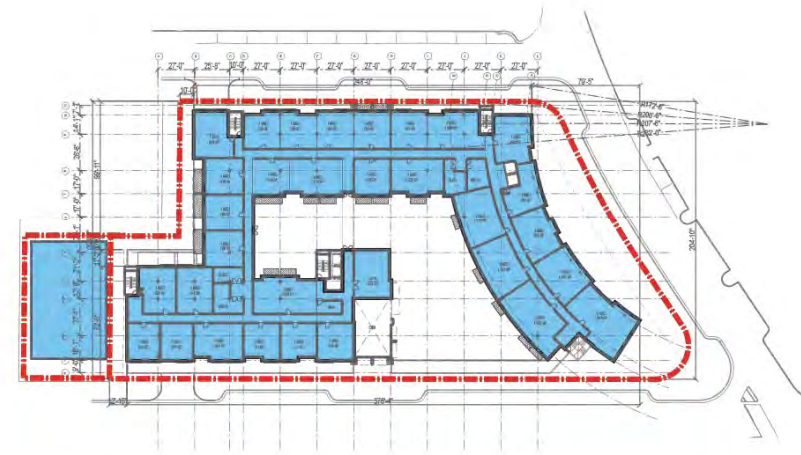
3RD FLOOR
FAR = 10,529 SF



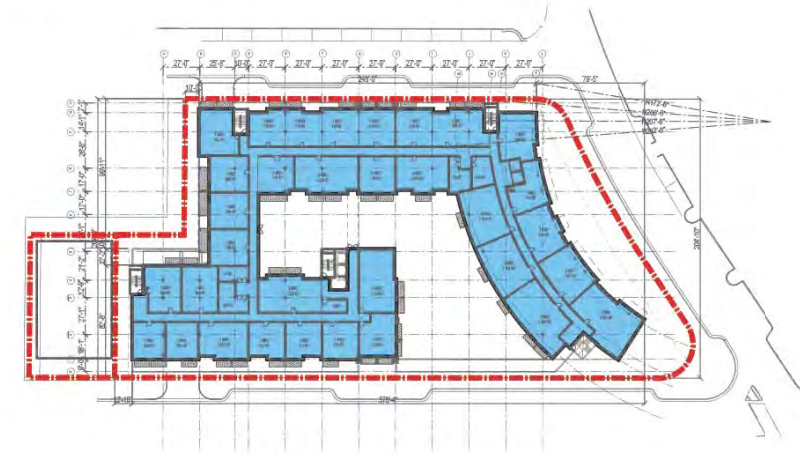
4TH FLOOR
FAR = 10,397 SF



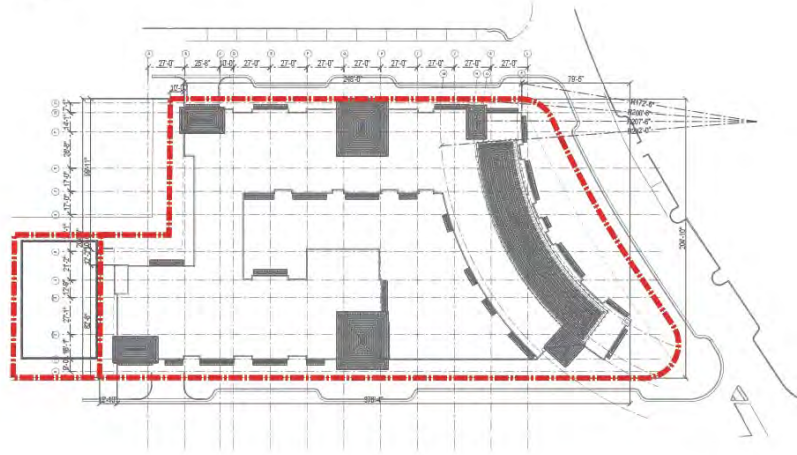
5TH FLOOR
FAR = 41,485 SF



6TH FLOOR
FAR = 39,271 SF



7TH - 9TH FLOOR
FAR = 37,827 SF
37,827 SF X 3 FLOORS = 113,481 SF



ROOF
FAR = 0 SF

FAR PLANS

SCALE: 1/64" = 1'-0"

TOTAL FAR = 45,897 + 10,529 + 10,529 + 10,397 + 41,485 + 39,271 + 113,481 = 271,589 SF
ALLOWABLE FAR = 271,643 SF

LEGEND:

PROPERTY LINE
SETBACKS
SETBACKS ABOVE 45'



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VENERA

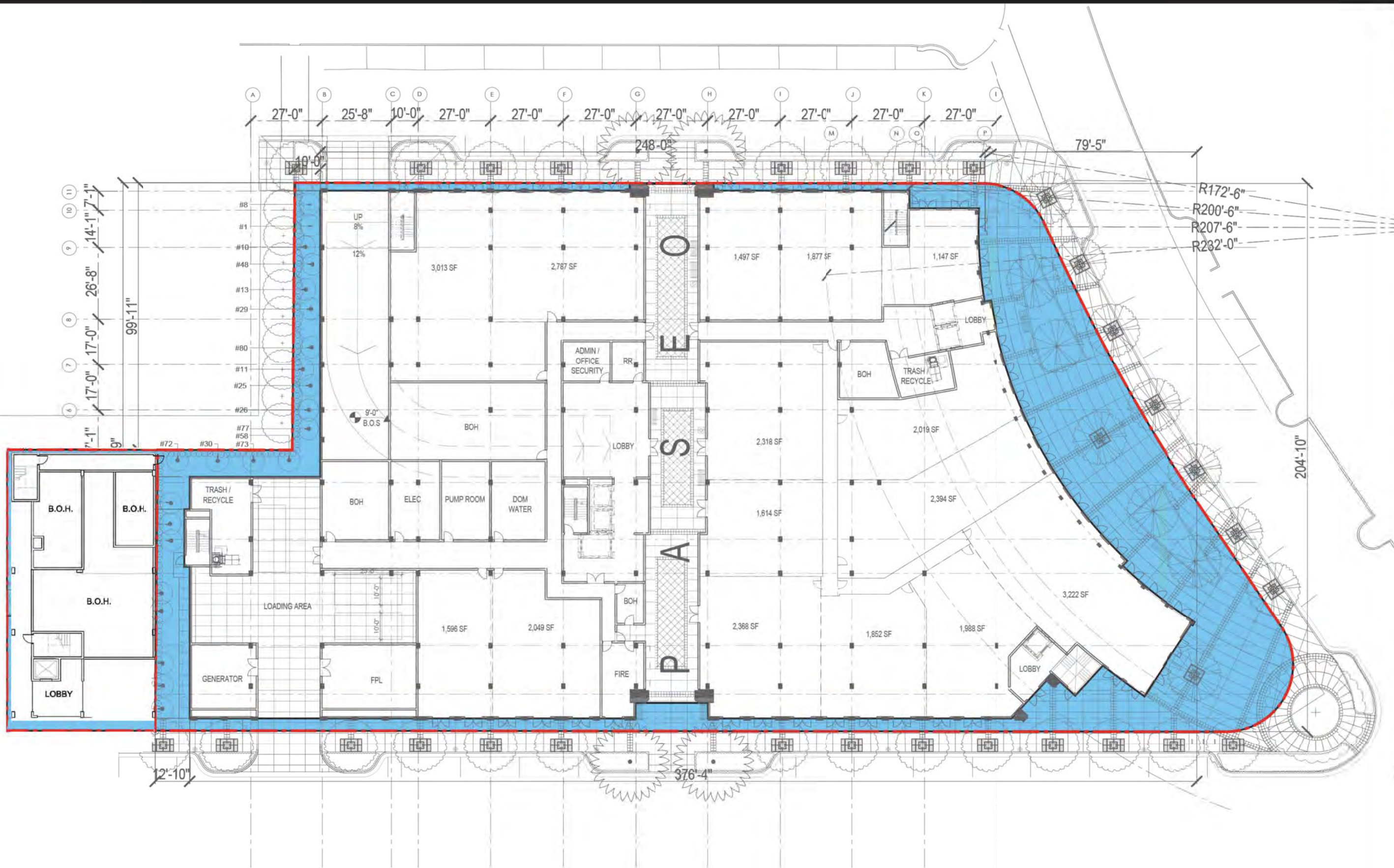
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1515 SAN REMO AVE, 33146
CORAL GABLES, FL

SHOMA

PLANNING AND ZONING
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08-07-2017
1ST COMMISSION MEETING
02-13-2018

FAR
PLANS

A-5.6





LEED 2009 for New Construction and Major Renovations

Project Checklist

Project Name

Date

☐ ☐ ☐ Sustainable Sites Possible Points: 26

Y	?	N			
<input checked="" type="checkbox"/>			Prereq 1	Construction Activity Pollution Prevention	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Site Selection	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Development Density and Community Connectivity	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Brownfield Redevelopment	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.1	Alternative Transportation—Public Transportation Access	6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.4	Alternative Transportation—Parking Capacity	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5.1	Site Development—Protect or Restore Habitat	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5.2	Site Development—Maximize Open Space	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.1	Stormwater Design—Quantity Control	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.2	Stormwater Design—Quality Control	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.1	Heat Island Effect—Non-roof	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.2	Heat Island Effect—Roof	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8	Light Pollution Reduction	1

☐ ☐ ☐ Water Efficiency Possible Points: 10

<input checked="" type="checkbox"/>			Prereq 1	Water Use Reduction—20% Reduction	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Water Efficient Landscaping	2 to 4
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Innovative Wastewater Technologies	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Water Use Reduction	2 to 4

☐ ☐ ☐ Energy and Atmosphere Possible Points: 35

<input checked="" type="checkbox"/>			Prereq 1	Fundamental Commissioning of Building Energy Systems	
<input checked="" type="checkbox"/>			Prereq 2	Minimum Energy Performance	
<input checked="" type="checkbox"/>			Prereq 3	Fundamental Refrigerant Management	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Optimize Energy Performance	1 to 19
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	On-Site Renewable Energy	1 to 7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Enhanced Commissioning	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4	Enhanced Refrigerant Management	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Measurement and Verification	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	Green Power	2

☐ ☐ ☐ Materials and Resources Possible Points: 14

<input checked="" type="checkbox"/>			Prereq 1	Storage and Collection of Recyclables	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Construction Waste Management	1 to 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4	Recycled Content	1 to 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Regional Materials	1 to 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	Rapidly Renewable Materials	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7	Certified Wood	1

☐ ☐ ☐ Indoor Environmental Quality Possible Points: 15

<input checked="" type="checkbox"/>			Prereq 1	Minimum Indoor Air Quality Performance	
<input checked="" type="checkbox"/>			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Outdoor Air Delivery Monitoring	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Increased Ventilation	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.1	Construction IAQ Management Plan—During Construction	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.3	Low-Emitting Materials—Flooring Systems	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Indoor Chemical and Pollutant Source Control	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.1	Controllability of Systems—Lighting	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.2	Controllability of Systems—Thermal Comfort	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.1	Thermal Comfort—Design	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.2	Thermal Comfort—Verification	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.1	Daylight and Views—Daylight	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.2	Daylight and Views—Views	1

☐ ☐ ☐ Innovation and Design Process Possible Points: 6

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Innovation in Design: Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Innovation in Design: Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	Innovation in Design: Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.4	Innovation in Design: Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.5	Innovation in Design: Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	LEED Accredited Professional	1

☐ ☐ ☐ Regional Priority Credits Possible Points: 4

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.4	Regional Priority: Specific Credit	1

☐ ☐ ☐ Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



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SHOMA

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BOARD SUBMITTAL
08-07-2017
1ST COMMISSION MEETING
02-13-2018

LEED
CHECKLIST

TABLE 1: ALL COMPLIES

Table 1. Required standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements
1	✓	✓	✓	Architectural elements on building facades.	Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc). Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.
2		✓	✓	Architectural relief elements at street level.	On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one or more of the following design features shall be included at the street level: a. Display windows or retail display area; and/or, b. Landscaping; and/or, c. Architectural relief elements or ornamentation.
3	✓	✓	✓	Architectural elements located on the top of buildings.	Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts: (3373) a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. e. Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed a 1/3 of the allowable total building height.
4	✓	✓	✓	Bicycle storage.	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each 250 parking spaces or fraction thereof.
5	✓	✓	✓	Building facades.	Facades in excess of 150 feet in length shall incorporate vertical breaks, setbacks or variations in bulk/massing at a minimum of 100-foot intervals.
6	✓	✓	✓	Building lot coverage.	No minimum or maximum building lot coverage is required.
7	✓	✓	✓	Drive through facilities.	Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
8	✓	✓	✓	Landscape open space area.	Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. 5% for nonresidential properties; b. 10% for mixed use properties; and, c. 25% for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.
9	✓	✓	✓	Lighting, street.	Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.
10	✓	✓	✓	Parking garages.	Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.
11	✓	✓	✓	Ponte-cocheres.	Ponte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
12	✓	✓	✓	Rights-of-way improvements.	Landscape islands, landscape bulbouts, curbing, pedestrian crosswalks, bulbouts and other associated traffic calming improvements shall be installed within the sidewalk and/or rights-of-way (subject to encroachment review and approval) equal to the length

FOR COMPLIANCE SEE SHEET A14, A15, A16, A17

FOR COMPLIANCE SEE SHEET A14, A15, A16, A17

COMPLIES

FOR COMPLIANCE SEE SHEET LL02

FOR COMPLIANCE SEE SHEET A14, A15, A16, A17

OK

DOES NOT APPLY

FOR COMPLIANCE SEE SHEET LL01

FOR COMPLIANCE SEE SHEET A14, A15, A16, A17

FOR COMPLIANCE SEE SHEET A6

DOES NOT APPLY TO OUR SITE

FOR COMPLIANCE SEE SHEET LL01

Table 1. Required standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements
					of the property frontage of the adjacent rights-of-way for all rights-of-way abutting the proposed uses. In lieu of the above requirements, the City in accordance with its rules and regulations may allow for the payment of the above improvements into a designated fund in lieu of providing the improvements if the off site improvements exist or if off site constraints exist or it is determined that a comprehensive installation of the improvements will be more beneficial to the public realm. The estimate shall be based upon design, installation and cost of all improvements. Applicants shall provide staff an estimate prepared by a certified civil engineer. City Staff shall evaluate and approve all estimates in accordance with the City's rules and regulations.
13	✓	✓	✓	Rights-of-way planting requirements.	Street planting requirements. The below listed vegetation shall be installed within the sidewalk and/or rights-of-way (subject to encroachment review and approval) equal to the length of the property frontage of the adjacent rights-of-way for all rights-of-way abutting the proposed uses. The options available as to the types of trees to be planted and installation requirements at the time of planting are as follows: a. Shade or ornamental shade street trees shall be provided subject to the following requirements: (1) One tree per 35 linear feet or fraction thereof of rights-of-way frontage. (2) Minimum height of 16 feet at time of planting; or b. Palm trees. Maximum of 25 percent of the required total may be this variety subject to the following requirements: (1) One tree per 35 feet linear feet or fraction thereof of rights-of-way frontage (2) Minimum height of 14 feet at time of planting. c. Shrub or ground cover planting requirements shall be one (1) shrub per three (3) linear feet or fraction thereof of the rights-of-way frontage, or ground cover shall be three (3) plants per one (1) lineal foot or fraction thereof of the rights-of-way frontage. Median planting requirements. If a median can be established or exists on larger rights-of-way, the median shall include the below listed vegetation: a. Shade or ornamental shade street trees shall be provided subject to the following requirements: (1) One tree per 35 linear feet or fraction thereof of median length. (2) Minimum height of 16 feet at time of planting; or b. Palm trees. Maximum of 25 percent of the required total may be this variety subject to the following requirements: (1) One tree per 35 linear feet of median length. (2) Minimum height of 14 feet at time of planting. c. Shrub or ground cover planting requirements shall be one (1) shrub per 2.5 linear feet or fraction thereof of two (2) foot width planting area within median, or ground cover shall be three (3) plants per one (1) foot or fraction thereof of the median length. Alley planting requirements. If vegetation can be located within an alley, the below listed vegetation shall be installed within the sidewalk and/or right-of-way abutting the proposed uses. a. Shade or ornamental shade street trees shall be provided subject to the following requirements: (1) One tree per 35 linear feet or fraction thereof of rights-of-way frontage. (2) Minimum height of 16 feet at time of planting; or b. Palm tree. Maximum of 25 percent of the required total may be this variety subject to the following requirements: (1) One tree per 35 linear feet or fraction thereof of rights-of-way frontage. (2) Minimum height of 14 feet. c. Shrub or ground cover planting requirements shall be one (1) shrub per ten (10) linear feet or fraction thereof of the rights-of-way frontage or ground cover shall be three (3) plants one (1) lineal foot or fraction thereof of the rights-of-way frontage.

FOR COMPLIANCE SEE SHEET LL01

Table 1. Required standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements
					All landscape areas shall be irrigated with a fully operational underground irrigation system providing 100% plant material coverage. In lieu of the above requirements, the City in accordance with its rules and regulations may allow for the payment of landscaping into a designated fund in lieu of providing the landscaping if the off site landscaping exists, or off site constraints exist, or it is determined that a comprehensive installation of improvements is more beneficial to improving the public realm. The estimate shall be based upon all costs associated with the design, installation and cost of all materials. Applicants shall provide Staff an estimate prepared by a State of Florida landscape architect. City Staff shall evaluate and approve all estimates in accordance with the City's rules and regulations.
14		✓	✓	Sanitation areas.	All refuse/sanitation areas for the storage of sanitation dumpsters or similar refuse containers for food refuse or perishable refuse shall be within a fully enclosed air-conditioned area.
15		✓	✓	Sidewalks/ pedestrian access.	All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.
16	✓	✓	✓	Soil, structural.	Structural soil shall be utilized within in all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.
17	✓	✓	✓	Windows on Mediterranean buildings.	Mediterranean buildings desiring bonuses shall provide a minimum window casing depth of 4 inches as measured from the face of the building.

FOR COMPLIANCE SEE SHEET A6

FOR COMPLIANCE SEE SHEET A6

NOTED

NOTED

TABLE 2: ONLY 8 OF 12 MUST COMPLY FOR BONUS

Table 2. Architectural and Public Realm Standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Qualifications
1.	✓	✓	✓	Arcades and/or loggias.	Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.
2	✓	✓	✓	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.
3	✓	✓	✓	Building setbacks.	Setbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.
4	✓	✓	✓	Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.
5	✓	✓	✓	Driveways.	Consolidation of vehicular entrances for drive-thru facilities, garage entrances, service bays and loading/unloading facilities into one curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.
6	✓	✓	✓	Lighting of landscaping.	Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).
7	✓	✓	✓	Materials on exterior building facades.	The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.
8		✓	✓	Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.
9	✓	✓	✓	Paver treatments.	Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of 10% of total paving surface. b. Sidewalks. Minimum of 25% of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.
10	✓	✓	✓	Pedestrian amenities.	Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following: a. Benches. b. Expanded sidewalk width beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers. f. Public art. g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City Public Realm Design Manual.
11		✓	✓	Pedestrian pass-throughs/ passages on properties	Pedestrian pass throughs provided for each 250 linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than 250 feet in size shall provide a minimum of one pass through. The pass throughs shall be subject to the following:

FOR COMPLIANCE SEE SHEET A14, A15, A16, A17

FOR COMPLIANCE SEE SHEET A14, A15, A16, A17

FOR COMPLIANCE SEE SHEET A14, A15, A16, A17

FOR COMPLIANCE SEE SHEET A6

FOR COMPLIANCE SEE SHEET A6

FOR COMPLIANCE SEE SHEET LANDSCAPE DRAWINGS

FOR COMPLIANCE SEE SHEET LANDSCAPE DRAWINGS

COMPLIES

FOR COMPLIANCE SEE SHEET LANDSCAPE DRAWINGS

FOR COMPLIANCE SEE SHEET LANDSCAPE DRAWINGS

FOR COMPLIANCE SEE SHEET A6

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FOR COMPLIANCE SEE SHEET A6

FOR COMPLIANCE SEE SHEET A6

FOR COMPLIANCE SEE SHEET A6

Table 2. Architectural and Public Realm Standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Qualifications
				contiguous to alleys and/or streets.	a. Minimum of 10 feet in width. b. Include pedestrian amenities as defined herein. In lieu of providing one pass through of 10 feet in width every 250 feet of building frontage, two pass throughs can be combined to provide one (1) 20-foot wide pass through.
12	✓	✓	✓	Underground parking.	The use of underground (below grade level) parking, equal in floor area of a minimum of 75% of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.

(11, CONTINUED) FOR COMPLIANCE SEE SHEET A6

BONUS CHECKLIST



VENERA AVE. CONTEXT ELEVATION



SAN REMO AVE. CONTEXT ELEVATION



YUMURI STREET CONTEXT ELEVATION

PROPOSED DESIGN IN CONTEXT WITH NEIGHBORHOOD



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PROPOSED
DESIGN IN
CONTEXT WITH
NEIGHBORHOOD

A-5.11

-

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**2ND
FLOOR**

A-7

2ND FLOOR



3RD FLOOR



4TH FLOOR



TOTAL PARKING STALLS: 115

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE ABOVE 45'
- RETAIL
- BOH
- CIRCULATION
- AMENITIES
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

4TH FLOOR

A-9

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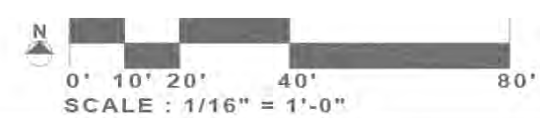
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6TH FLOOR

A-11

6TH FLOOR



LEGEND		
---	PROPERTY LINE	 RETAIL
---	SETBACK LINE	 BOH
---	SETBACK LINE ABOVE 45'	 CIRCULATION
		 AMENITIES
		 1 BEDROOM UNIT
		 2 BEDROOM UNIT
		 3 BEDROOM UNIT

VENERA

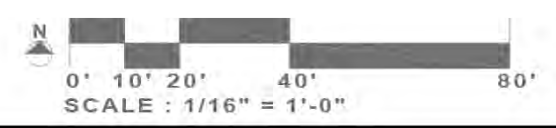
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7TH-9TH FLOOR

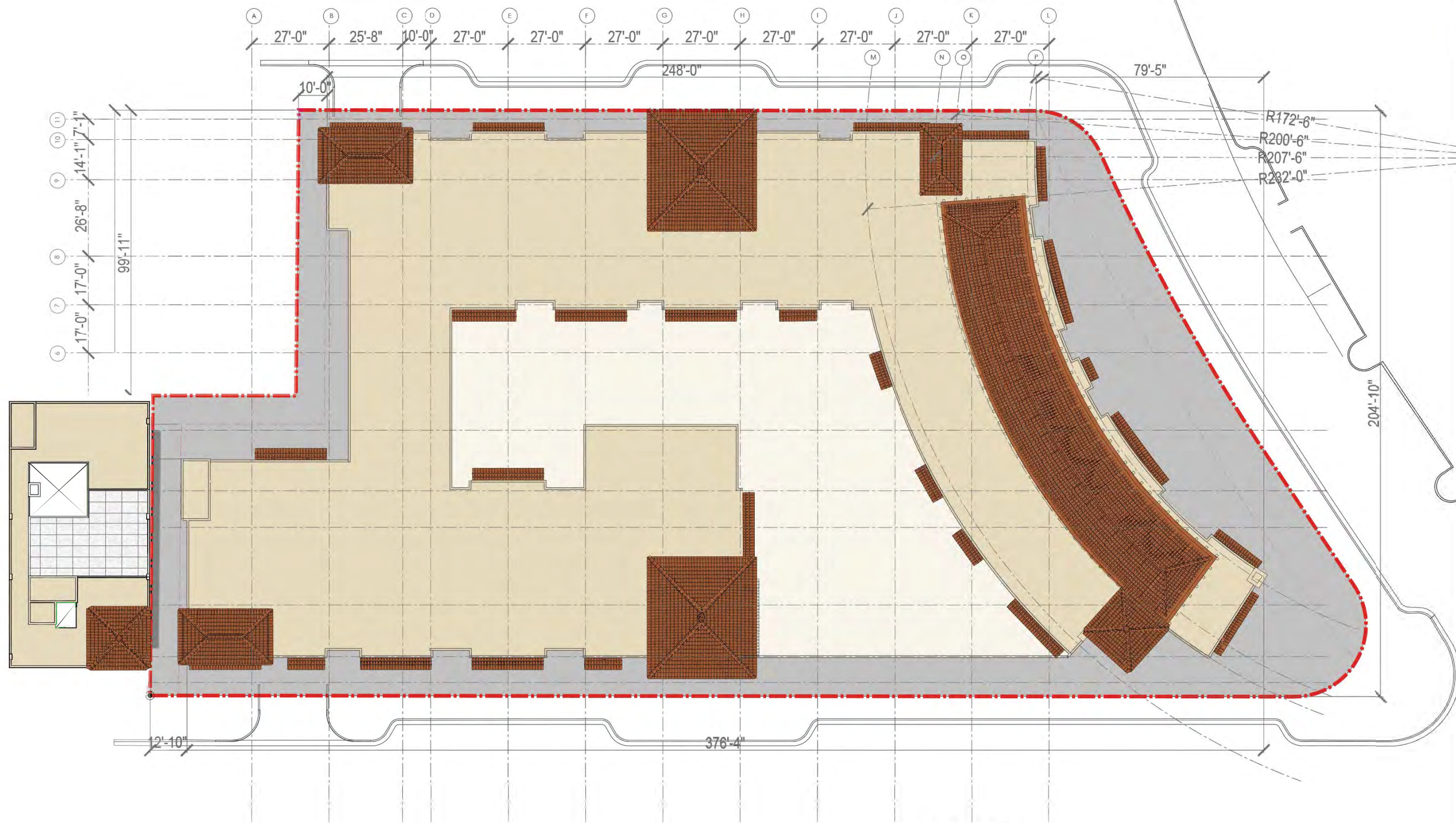
A-12

7TH-9TH FLOOR



LEGEND		
---	PROPERTY LINE	 RETAIL
---	SETBACK LINE	 BOH
---	SETBACK LINE ABOVE 45'	 CIRCULATION
 	AMENITIES	 1 BEDROOM UNIT
 		 2 BEDROOM UNIT
 		 3 BEDROOM UNIT

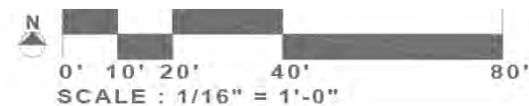
ROOF



LEGEND

- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE ABOVE 45'

- RETAIL
- BOH
- CIRCULATION
- AMENITIES
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT



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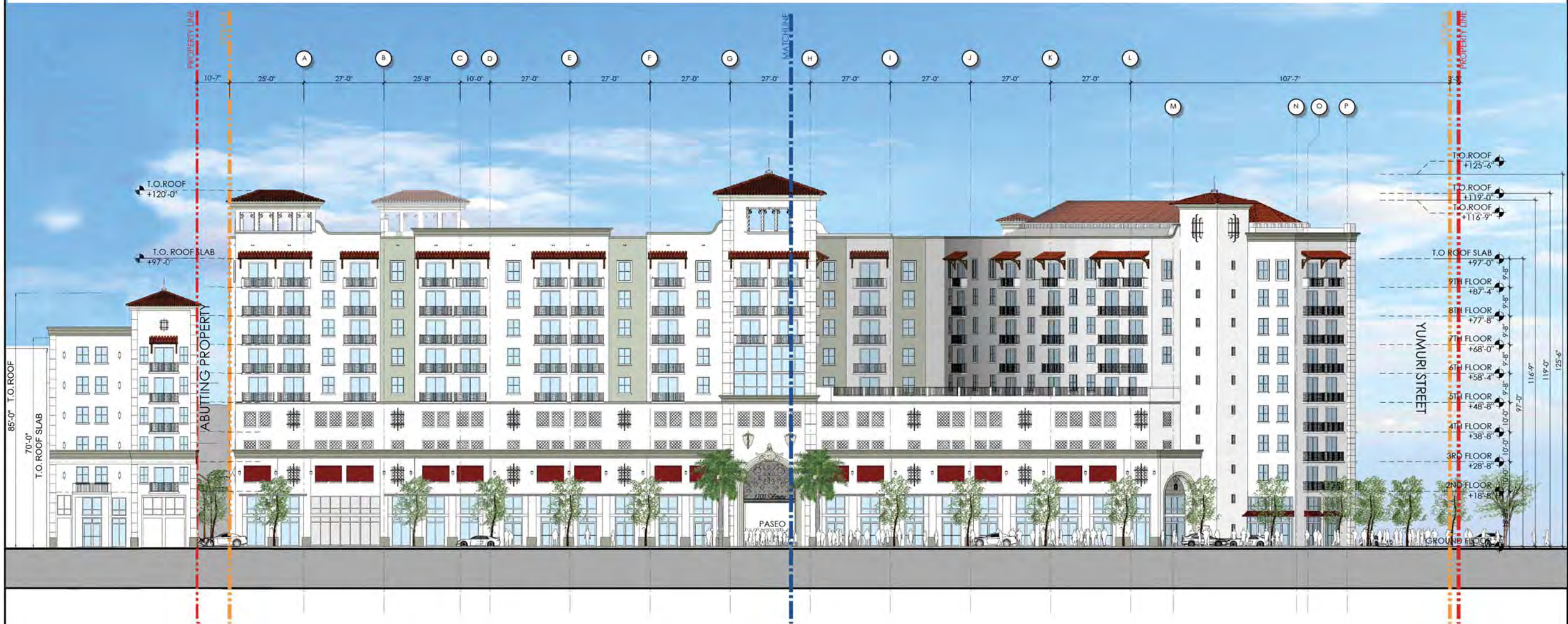
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SHOMA

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ROOF

A-13

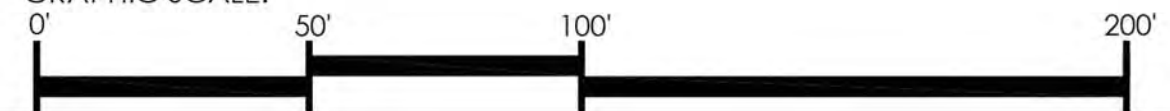


SOUTH ELEVATION OVERALL

SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

GRAPHIC SCALE:



SOUTH
ELEVATION
OVERALL

A-14

SHOMA

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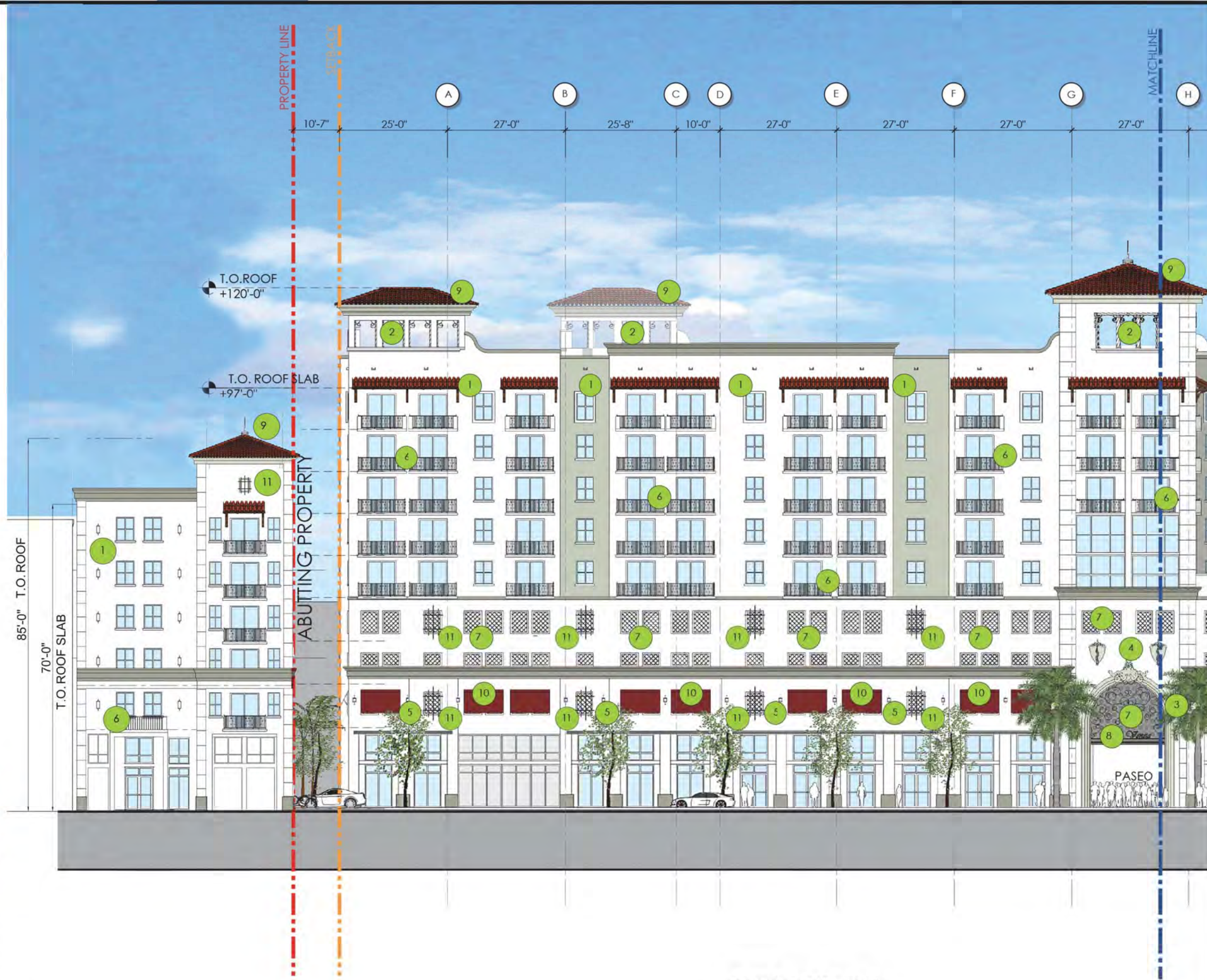
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LEGEND:

MATERIALS

- 1 SMOOTH STUCCO REVEAL
REFERENCE: BILTMORE HOTEL, CORAL GABLES
- 2 MEDITERRANEAN COLUMN
CAPITAL DETAIL
REFERENCE: H. GEORGE FINK OFFICES, CORAL GABLES
- 3 ARCH DETAILS
REFERENCE: HOTEL COLONNADE, CORAL GABLES
- 4 MEDITERRANEAN DETAIL
REFERENCE: HOTEL COLONNADE, CORAL GABLES
- 5 EXTERIOR OUTDOOR
SCONCE
- 6 ALUMINUM RAILINGS
- 7 DECORATIVE GRILL
- 8 DECORATIVE TILE
- 9 SPANISH ROOF TILE
- 10 AWNING
- 11 DECORATIVE GRILL



SCALE: 3/32" = 1'-0"
GRAPHIC SCALE:



SOUTH ELEVATION - A

SCALE: 3/32" = 1'-0"



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CORAL GABLES, FL

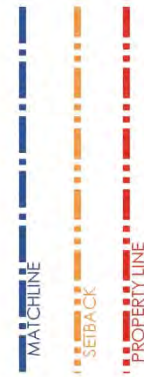
SHOMA

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02-13-2018

SOUTH
ELEVATION
PARTIAL A

A-14A

LEGEND:

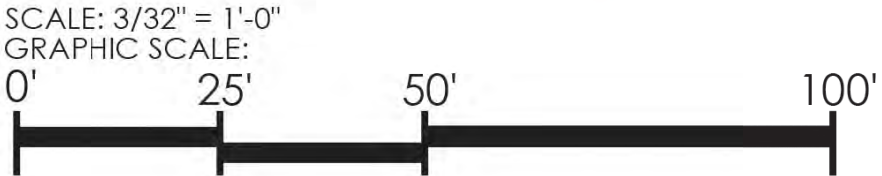


MATERIALS

- 1 SMOOTH STUCCO REVEAL
REFERENCE: BILTMORE HOTEL, CORAL GABLES
- 2 MEDITERRANEAN COLUMN
CAPITAL DETAIL
REFERENCE: H. GEORGE FINK OFFICES, CORAL GABLES
- 3 ARCH DETAILS
REFERENCE: HOTEL COLONNADE, CORAL GABLES
- 4 MEDITERRANEAN DETAIL
REFERENCE: HOTEL COLONNADE, CORAL GABLES
- 5 EXTERIOR OUTDOOR
SCONCE
- 6 ALUMINUM RAILINGS
- 7 DECORATIVE GRILL
- 8 DECORATIVE TILE
- 9 SPANISH ROOF TILE
- 10 AWNING
- 11 DECORATIVE GRILL



SOUTH ELEVATION - B
SCALE: 3/32" = 1'-0"

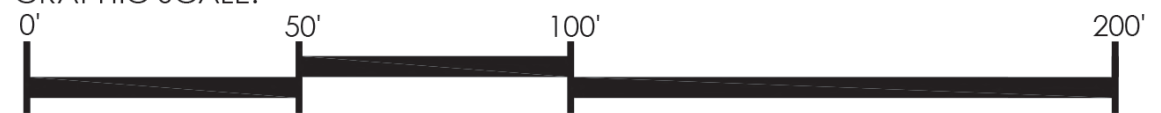




NORTH ELEVATION OVERALL

SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
GRAPHIC SCALE:



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NORTH
ELEVATION
OVERALL

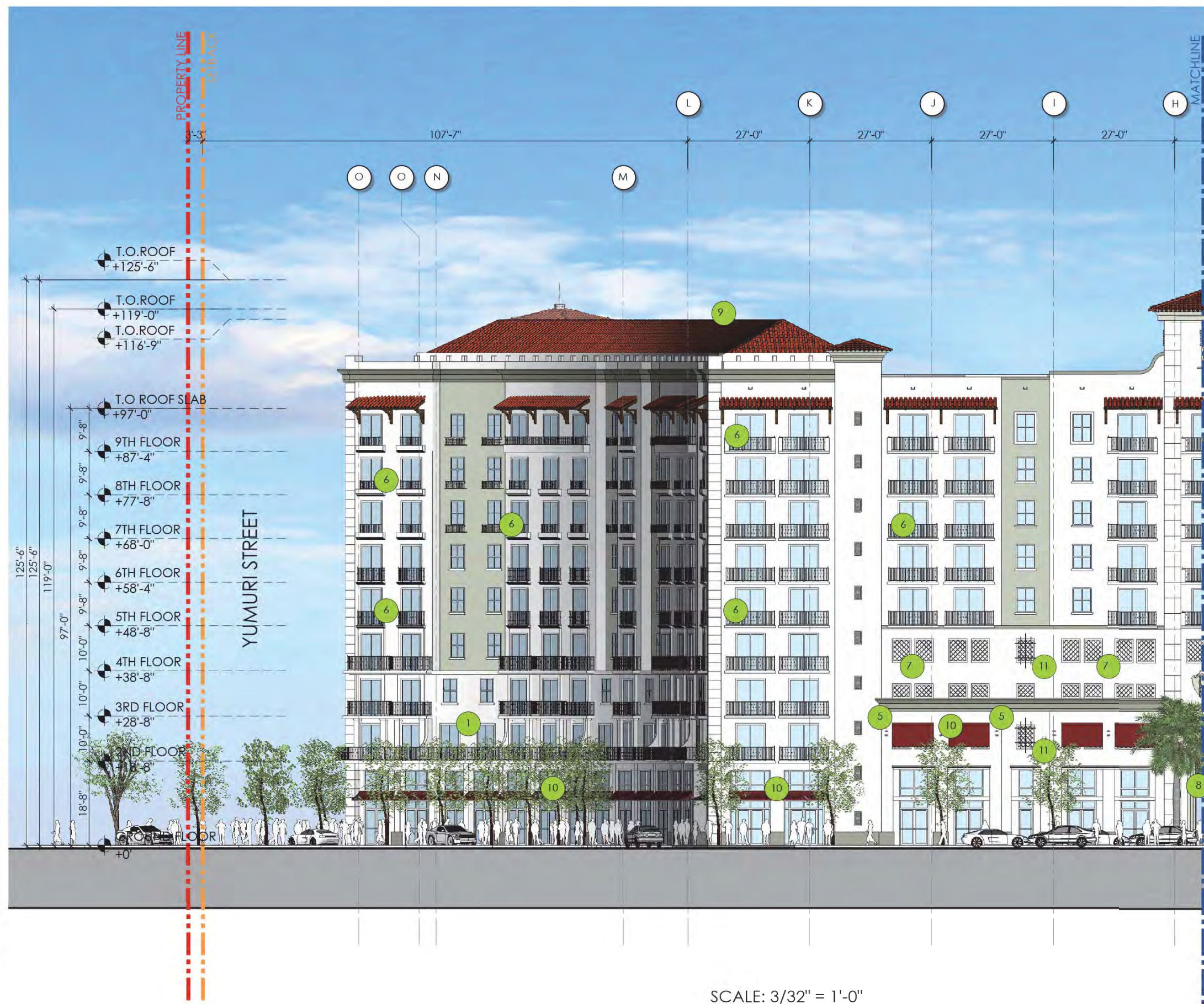
A-15

MATERIALS

-
- MATCHLINE**
- SETBACK**
- PROPERTY LINE**
- 1 SMOOTH STUCCO REVEAL
REFERENCE: BILTMORE HOTEL, CORAL GABLES
 - 2 MEDITERRANEAN COLUMN
CAPITAL DETAIL
REFERENCE: H. GEORGE FINK OFFICES, CORAL GABLES
 - 3 ARCH DETAILS
REFERENCE: HOTEL COLONNADE , CORAL GABLES
 - 4 MEDITERRANEAN DETAIL
REFERENCE: HOTEL COLONNADE , CORAL GABLES
 - 5 EXTERIOR OUTDOOR
SCONCE
 - 6 ALUMINUM RAILINGS
 - 7 DECORATIVE GRILL
 - 8 DECORATIVE TILE
 - 9 SPANISH ROOF TILE
 - 10 AWNING
 - 11 DECORATIVE GRILL



SCALE: 3/32" = 1'-0"



A horizontal graphic scale bar with four vertical tick marks. Above the bar, the distances are labeled: 0' at the first tick, 25' at the second, 50' at the third, and 100' at the fourth.

ba

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NORTH
ELEVATION
PARTIAL A

A-15A

- LEGEND: MATERIALS
- 1 SMOOTH STUCCO REVEAL
REFERENCE: BILTMORE HOTEL, CORAL GABLES
 - 2 MEDITERRANEAN COLUMN
CAPITAL DETAIL
REFERENCE: H. GEORGE FINK OFFICES, CORAL GABLES
 - 3 ARCH DETAILS
REFERENCE: HOTEL COLONNADE, CORAL GABLES
 - 4 MEDITERRANEAN DETAIL
REFERENCE: HOTEL COLONNADE, CORAL GABLES
 - 5 EXTERIOR OUTDOOR
SCONCE
 - 6 ALUMINUM RAILINGS
 - 7 DECORATIVE GRILL
 - 8 DECORATIVE TILE
 - 9 SPANISH ROOF TILE
 - 10 AWNING
 - 11 DECORATIVE GRILL



NORTH ELEVATION - B

SCALE: 3/32" = 1'-0"



MATERIALS

-
- SMOOTH STUCCO REVEAL
REFERENCE: BILTMORE HOTEL, CORAL GABLES
 - MEDITERRANEAN COLUMN
CAPITAL DETAIL
REFERENCE: H. GEORGE FINK OFFICES, CORAL GABLES
 - ARCH DETAILS
REFERENCE: HOTEL COLONNADE, CORAL GABLES
 - MEDITERRANEAN DETAIL
REFERENCE: HOTEL COLONNADE, CORAL GABLES
 - EXTERIOR OUTDOOR
SCONCE
 - ALUMINUM RAILINGS
 - DECORATIVE GRILL
 - DECORATIVE TILE
 - SPANISH ROOF TILE
 - AWNING



SCALE: 3/32" = 1'-0"

A horizontal scale bar with four vertical tick marks. Above the first tick mark is '0'', above the second is '25'', above the third is '50'', and above the fourth is '100''.

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EAST
ELEVATION

A-16

- LEGEND:
- MATCHLINE

SETBACK

PROPERTY LINE

1

2

3

4

5

6

7

8

9

10

SMOOTH STUCCO REVEAL

MEDITERRANEAN COLUMN CAPITAL DETAIL

ARCH DETAILS

MEDITERRANEAN DETAIL

EXTERIOR OUTDOOR SCENCE

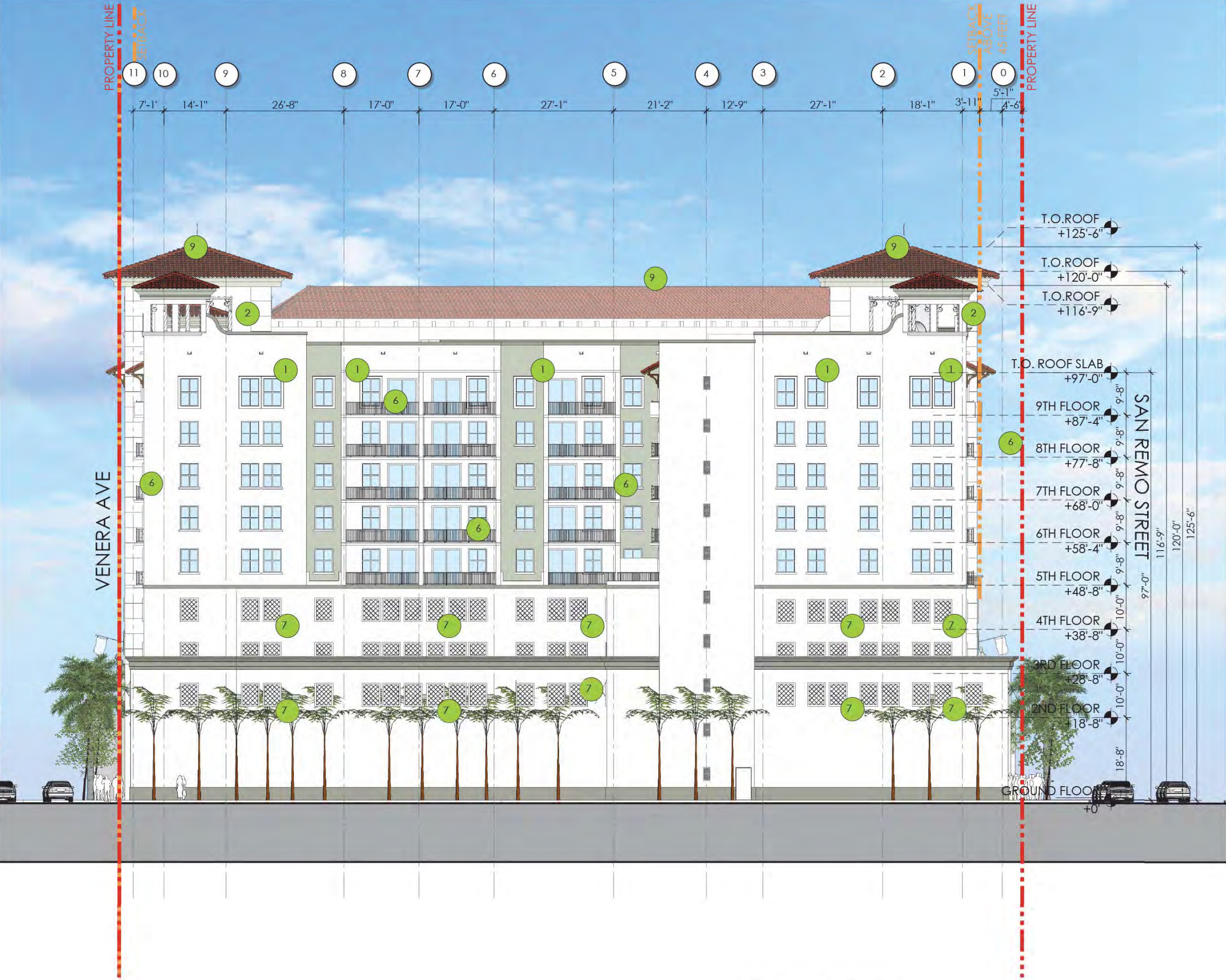
ALUMINUM RAILINGS

DECORATIVE GRILL

DECORATIVE TILE

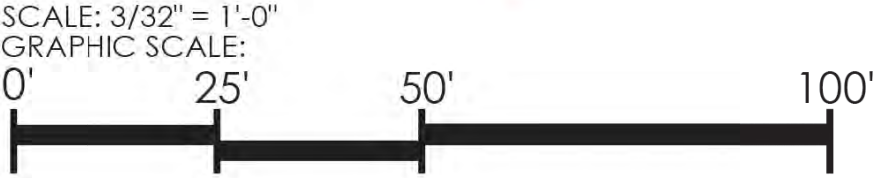
SPANISH ROOF TILE

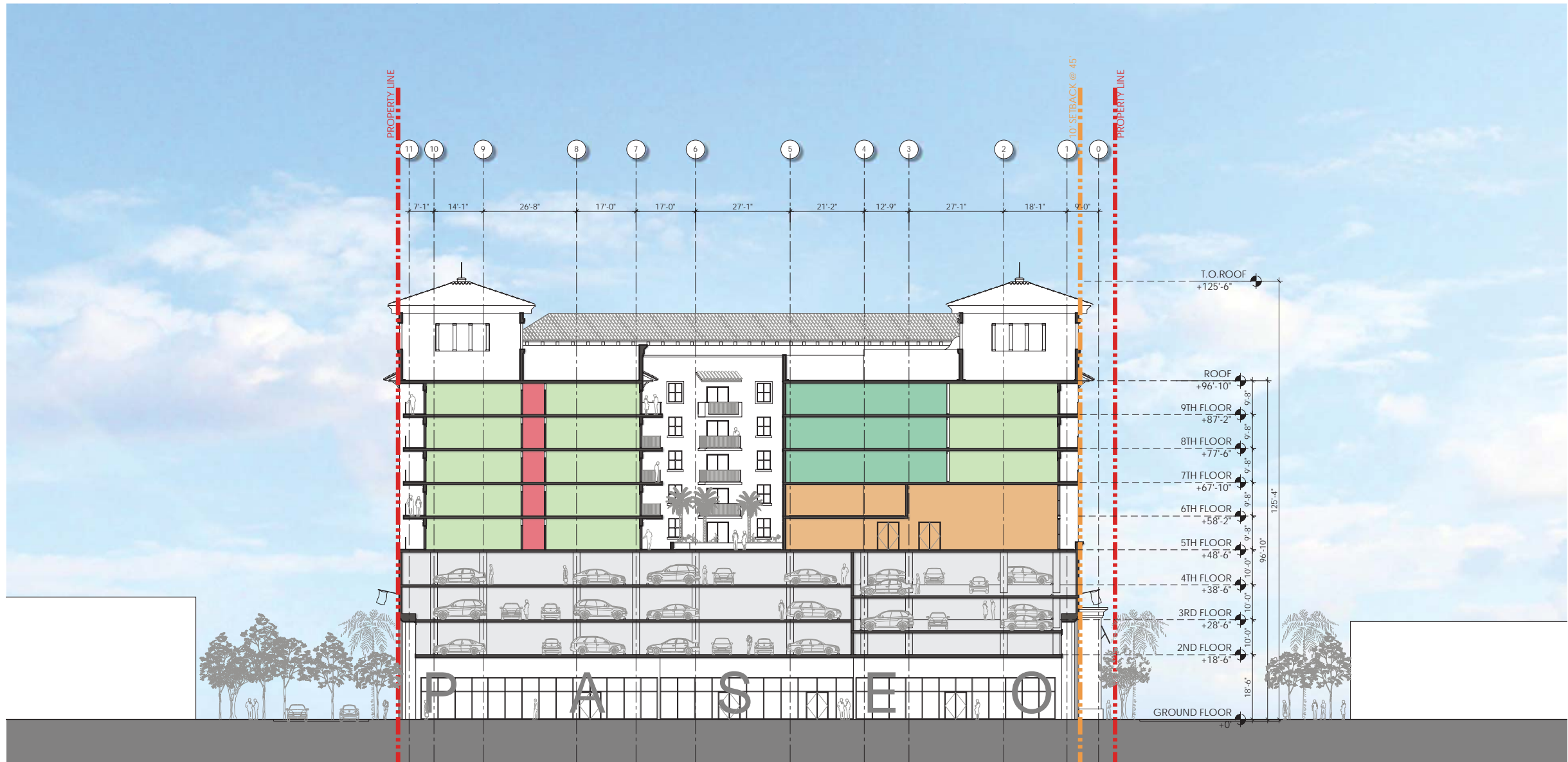
AWNING
- REFERENCE: BILTMORE HOTEL, CORAL GABLES
- REFERENCE: H. GEORGE FINK OFFICES, CORAL GABLES
- REFERENCE: HOTEL COLONNADE, CORAL GABLES
- REFERENCE: HOTEL COLONNADE, CORAL GABLES



WEST ELEVATION

SCALE: 3/32" = 1'-0"

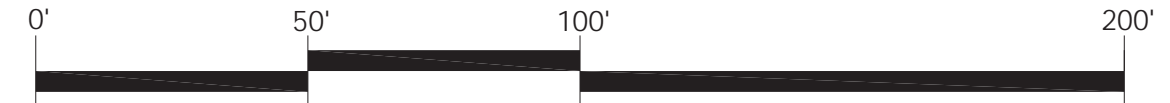




OVERALL DIAGRAMMATIC SECTION

SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
GRAPHIC SCALE:



LEGEND:

1 BEDROOM	2 BEDROOM	3 BEDROOM
LOBBY / CIRCULATION	BOH	AMENITIES
RETAIL	PARKING AREA	

10' SETBACK
PROPERTY LINE

VENERA

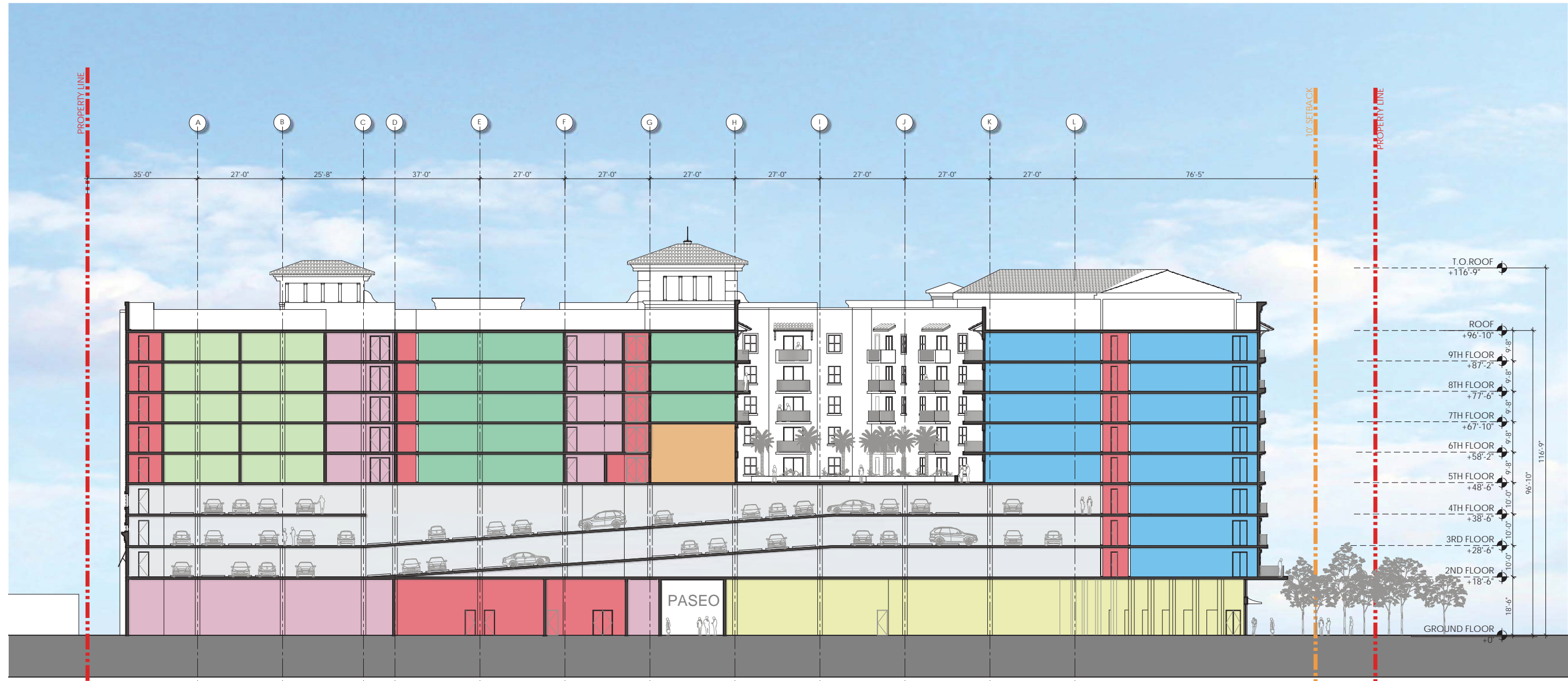
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SECTION

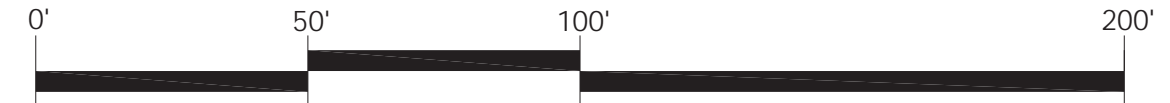
A-18



OVERALL DIAGRAMMATIC SECTION

SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
GRAPHIC SCALE:



LEGEND:

1 BEDROOM	2 BEDROOM	3 BEDROOM
LOBBY / CIRCULATION	BOH	AMENITIES
RETAIL	PARKING AREA	
10' SETBACK	PROPERTY LINE	



AERIAL VIEW LOOKING NORTHWEST FROM SAN REMO AVE

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RENDERINGS



AERIAL VIEW LOOKING WEST FROM YUMURI STREET



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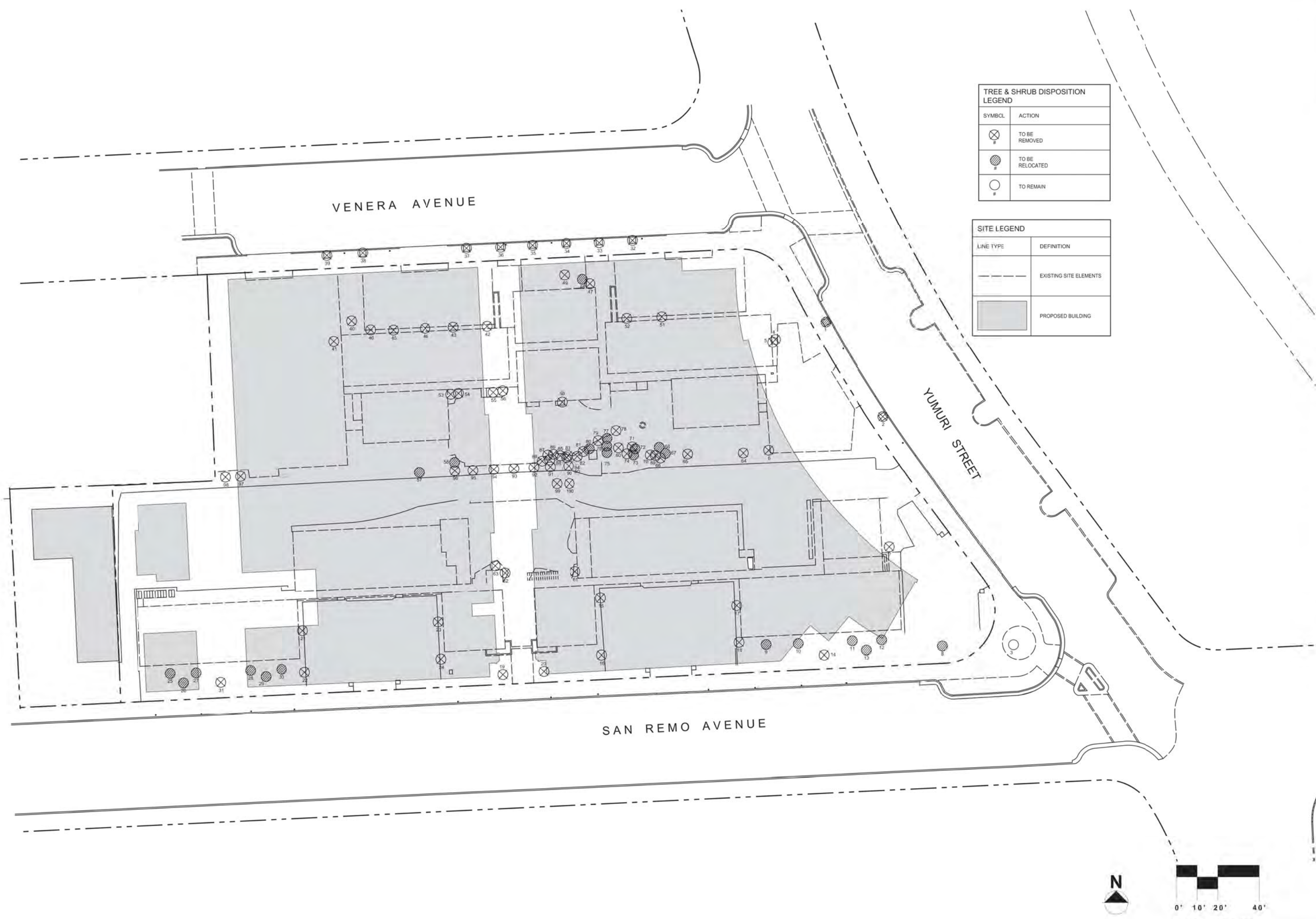
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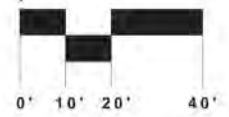
RENDERINGS

A-21



TREE & SHRUB DISPOSITION LEGEND	
SYMBOL	ACTION
	TO BE REMOVED
	TO BE RELOCATED
	TO REMAIN

SITE LEGEND	
LINE TYPE	DEFINITION
	EXISTING SITE ELEMENTS
	PROPOSED BUILDING



SCALE : 1" = 20'



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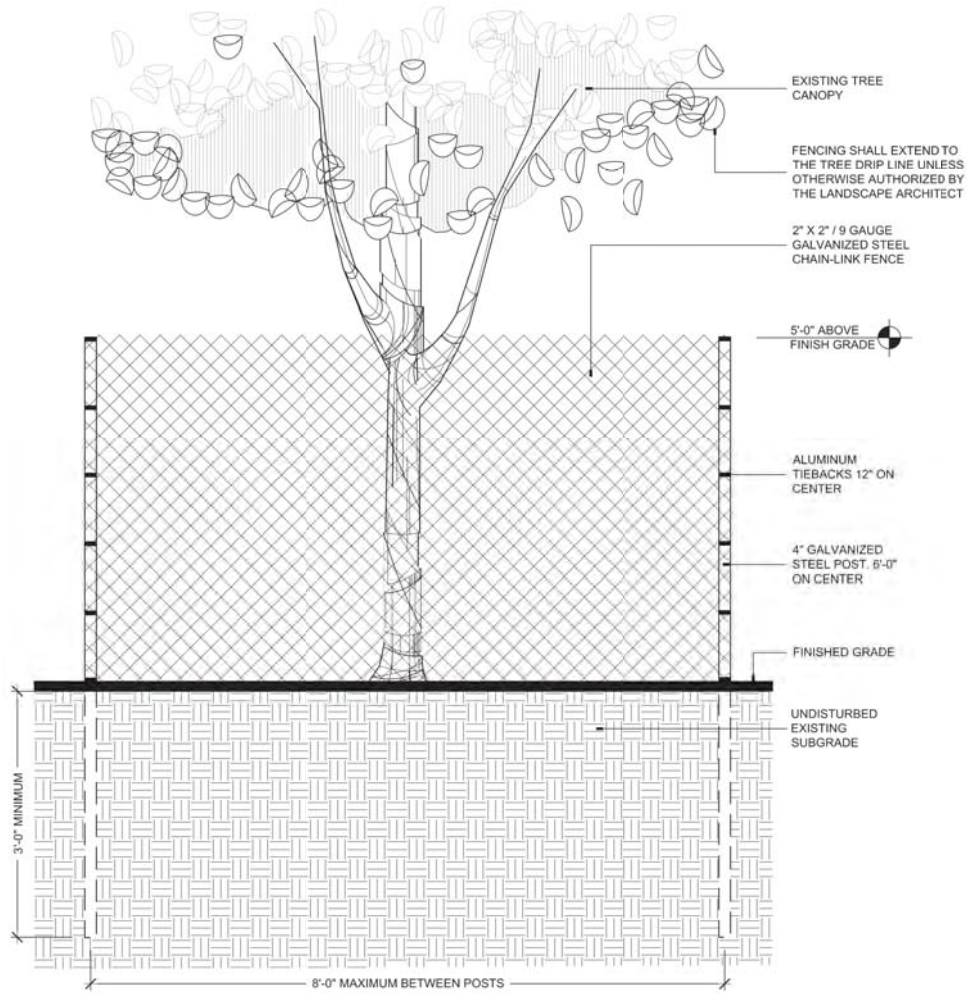
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TREE DISPOSITION PLAN

LT-01

NAME	SCIENTIFIC NAME	COMMON NAME	CONDITION	DISPOSITION	HEIGHT (FT.)	SPREAD (FT.)	COMMENTS	AREA OF CANOPY REMOVED (SQ. FT.)
1	<i>Swietenia mahagoni</i>	Mahogany		RELOCATE	25	25		-
2	<i>Swietenia mahagoni</i>	Mahogany	POOR/POOR STRJCTURE	REMOVE	15	15		176.63
3	<i>Ceiba speciosa</i>	Floss Silk		REMAIN	48	25		-
4	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	10	10		78.50
5	<i>Schefflera actinophylla</i>	Schefflera		REMOVE	25	15	INVASIVE	
6	<i>Ficus aurea/Sabal Palmetto</i>	Strangler/Cabbage Clump		REMOVE	30	20		314.00
7	<i>Adonidia merrillii</i>	Double Adonidia		REMOVE	25	15		176.63
8	<i>Quercus virginiana</i>	Live Oak		RELOCATE	25	25		-
9	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
10	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
11	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
12	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
13	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	8		-
14	<i>Tabebuia serratifolia</i>	Yellow Tabebuia		REMOVE	20	20		314.00
15	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	20		NOT REGULATED	
16	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	15		NOT REGULATED	
17	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	20		NOT REGULATED	
18	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	20		NOT REGULATED	
19	<i>Roystonea regia</i>	Royal Palm		REMOVE	30	25		490.63
20	<i>Roystonea regia</i>	Royal Palm		REMOVE	30	25		490.63
21	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	15		NOT REGULATED	
22	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	12		NOT REGULATED	
23	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	20		NOT REGULATED	
24	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	25		NOT REGULATED	
25	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
26	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
27	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
28	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
29	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
30	<i>Veitchia montgomeryana</i>	Montgomery Palm		RELOCATE	25	15		-
31	<i>Tabebuia serratifolia</i>	Yellow Tabebuia		REMOVE	20	20		314.00
32	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
33	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
34	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
35	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
36	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
37	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
38	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
39	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
40	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	25	15		176.63
41	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	10	10	SHEFFLERA WITH INGROWN CABBAGE PALM	78.50
42	<i>Schefflera actinophylla</i>	Schefflera		REMOVE	25		INVASIVE	
43	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	15		NOT REGULATED	
44	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	15	10		78.50
45	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	15	10	NOT REGULATED	
46	<i>Schinus terebinthifolius</i>	Brazilian Pepper		REMOVE	-	-	INVASIVE	
47	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	8	6		28.26
48	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
49	<i>Adonidia merrillii</i>	Adonidia		REMOVE	20	12		113.04
50	<i>Adonidia merrillii</i>	Adonidia		REMOVE	10	5		19.63
51	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	20		NOT REGULATED	
52	<i>Tabebuia heterophylla</i>	Pink Tabebuia	FOOR	REMOVE	25	10		78.50
53	<i>Adonidia merrillii</i>	Adonidia		REMOVE	25	15		176.63
54	<i>Adonidia merrillii</i>	Adonidia		REMOVE	20	12		113.04
55	<i>Adonidia merrillii</i>	Adonidia	FOOR	REMOVE	6	4		12.56
56	<i>Adonidia merrillii</i>	Adonidia		REMOVE	15	10		78.50
57	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	20	10		-
58	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15	RARE TRIPLE HEAD PALM	-
59	<i>Adonidia merrillii</i>	Adonidia		REMOVE	8	4		12.56
60	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	10	8		50.24
61	<i>Dypsis lutescens</i>	Areca Palm		REMOVE	10	5		19.63
62	<i>Livistona chinensis</i>	Chinese Fan Palm		REMOVE	20	15		176.63
63	<i>Ravenala madagascariensis</i>	Traveler's Palm		REMOVE	20		NOT REGULATED	
64	Unknown	Unknown	POOR	REMOVE	25	15		176.63
65	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	15	10		78.50
66	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	8	4		12.56
67	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	20	10		-
68	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
69	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	10	10		78.50
70	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	10	10		78.50
71	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	25	15		176.63
72	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
73	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
74	<i>Schefflera actinophylla</i>	Shefflera		REMOVE	20	20	INVASIVE	
75	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	3	2		-

NAME	SCIENTIFIC NAME	COMMON NAME	CONDITION	DISPOSITION	HEIGHT (FT.)	SPREAD (FT.)	COMMENTS	AREA OF CANOPY REMOVED (SQ. FT.)
76	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
77	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	25	15		-
78	<i>Ptychosperma macarthurii</i>	Macarthur Palm		REMOVE	25	20	PALM CLUSTER	314.00
79	<i>Schefflera actinophylla</i>	Shefflera		REMOVE			INVASIVE	
80	<i>Ptychosperma elegans</i>	Solitaire Palm		RELOCATE	20	10		-
81	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	20	10		78.50
82	<i>Schefflera actinophylla</i>	Schefflera		REMOVE			INVASIVE	
83	<i>Schefflera actinophylla</i>	Schefflera		REMOVE			INVASIVE	
84	<i>Adonidia merrillii</i>	Adonidia		REMOVE	10	5		19.63
85	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	10	10		78.50
86	<i>Quercus virginiana</i>	Live Oak	POOR	REMOVE	10	10		78.50
87	<i>Adonidia merrillii</i>	Adonidia		REMOVE	12	6		28.26
88	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	10	10		78.50
89	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	10	10		78.50
90	<i>Adonidia merrillii</i>	Adonidia		REMOVE	12	8		50.24
91	<i>Adonidia merrillii</i>	Adonidia		REMOVE	12	8		50.24
92	<i>Adonidia merrillii</i>	Adonidia		REMOVE	12	8		50.24
93	<i>Adonidia merrillii</i>	Adonidia		REMOVE	12	8		50.24
94	<i>Adonidia merrillii</i>	Adonidia		REMOVE	12	8		50.24
95	<i>Adonidia merrillii</i>	Adonidia		REMOVE	12	8		50.24
96	<i>Adonidia merrillii</i>	Adonidia		REMOVE	12	8		50.24
97	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	8	4		12.56
98	<i>Sabal palmetto</i>	Cabbage Palm		REMOVE	6	6		28.26
99	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	8	4		12.56
100	<i>Ptychosperma elegans</i>	Solitaire Palm		REMOVE	8	4		12.56
CANOPY TO BE REMOVED (IN SQUARE FEET)								5,944.02
MITIGATION TREES REQUIRED: 1 SHADE TREE @ MIN. 12' HIGH / 500 SF OF CANOPY REMOVED 5,944 SF / 500SF=								12
TREES PROVIDED TOWARDS MITIGATON REQUIREMENTS								0



NOTE: BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTE AND PROTECT THE EXISTING TREES TO REMAIN ON SITE.
2. CONTRACTOR SHALL INSTALL A PERMANENT RIGID BARRIER PRIOR TO COMMENCEMENT OF WORK TO PROTECT THE CANOPY, TRUNK AND OR ROOT SYSTEM FROM DAMAGE.
3. PROTECTION INCLUDES BUT IS NOT LIMITED TO THE PROHIBITION OF THE FOLLOWING ACTIVITIES UNDER THE CANOPY: STORING OF EQUIPMENT, STOCK PILING OF MATERIALS, TRASH OR DEBRIS AND STORING OF TRAILERS, MACHINERY AND OR VEHICLES.
4. PRIOR TO COMMENCEMENT OF ANY WORK CONTRACTOR SHALL PERFORM ROUTINE MAINTENANCE, PER ANSI A300, ON THE EXISTING TREES TO REMAIN INCLUDING REMOVAL OF DEAD/DECAYED WOOD, REMOVAL OF ATTACHED BRANCHES AND STRUCTURALLY UNSOUND LIMBS AS WELL AS REMOVAL OF SUBORDINATED BRANCHES WHERE INCLUDED BARK IS PRESENT AND REMOVAL OF BRANCHES TO INCREASE LIGHT AND AIR PENETRATION WITHIN THE CANOPY. REDUCTION OF OVERALL CANOPY SIZE IS PROHIBITED. UNDER NO CIRCUMSTANCES SHALL MORE THAT 25% OF ANY CANOPY BE REMOVED IN A TWELVE MONTH PERIOD.
5. PER ANSI A300, CONTRACTOR SHALL REMOVE DEAD BRANCHES AND SUCKERS FROM PRESERVED TREES.
6. PER ANSI A300, CONTRACTOR SHALL REMOVE RIPPED, TORN OR "LION TAILED" BRANCHES FROM PRESERVED TREES.
7. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR, UNDER THE DIRECTION OF A CERTIFIED ASCA ARBORIST, SHALL PERFORM AN INTERNAL DECAY SURVEY AND INSPECTION AND PROVIDE A WRITTEN REPORT OF FINDINGS TO THE OWNER'S REPRESENTATIVE. IF IT IS DEEMED NECESSARY TO REMOVE ANY EXISTING TREES THAT ARE NOTED AS "REMAIN", THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR THE APPROPRIATE TREE REMOVAL LICENSE REQUIRED BY LOCAL CODES, LAWS AND OR REGULATIONS.
8. WHERE CONSTRUCTION ACTIVITIES REQUIRE IMPACT TO THE EXISTING TREES ROOT SYSTEMS, THE CONTRACTOR, UNDER THE GUIDANCE OF AN ASCA ARBORIST, SHALL ROOT PRUNE TREES IN THE IMPACTED AREAS PER ANSI A300 STANDARDS. THE CONTRACTOR, AS WELL AS HIS/HER APPOINTED REREGISTERED ASCA ARBORIST, SHALL TAKE ANY AND ALL CUSTOMARY PRECAUTIONS NECESSARY FOR THE SURVIVAL AND CONTINUED VIGOROUS GROWTH OF SAID TREES TO REMAIN.
9. ANY REQUIRED ROOT PRUNING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. UNDER NO CIRCUMSTANCE SHALL THE ROOT SYSTEM BE SUBJECT TO COMPACTION, TEARING, RIPPING OR ANY OTHER METHOD EXCEPT CLEAN CUTS AS DESCRIBED IN ANSI A300.
10. IF MORE THAN 25% OF THE TREE'S ROOT SYSTEM IS IMPACTED OR WHERE INDICATED ON THE DRAWINGS, FOR ANY REASON (IMPLIED IN THE DRAWINGS OR INCIDENTAL), THE CONTRACTOR SHALL BRACE THE TREE AS DESCRIBED ON THIS SHEET.
11. ANY TREE WHO'S ROOT SYSTEM IS IMPACTED SHALL BE WATERED DAILY AS DESCRIBED ON THIS SHEET.
12. ALL ACTIVITY UNDER DRIP LINES AND IN THE PROXIMITY OF PRESERVED TREES SHALL BE ACCOMPLISHED BY NON-MECHANICAL METHODS.
13. CONTRACTOR SHALL PROVIDE 3" MULCH UNDER AND AROUND THE BASE OF ALL PRESERVED TREES INCLUDING TREES.

1. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.
2. THE WATER SHALL BE FREE OF DIRT, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS AND ANY OTHER MATERIAL OR COMPOUND THAT IS DETRIMENTAL OR INHIBITS VIGOROUS PLANT HEALTH AND GROWTH.
3. WATER SHALL BE OBTAINED FROM ITS SOURCE LEGALLY. WATER DRAWN FROM CANALS AND OR LAKES AND ACCESS THERETO SHALL BE DONE ONLY WITH THE EXPRESS WRITTEN APPROVAL OF THE OWNER OF SAID PROPERTY AND OR APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, CODES, STANDARDS OR OTHER REGULATORY REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THESE APPROVALS WITHOUT ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL ROUTINELY AND REGULARLY PROVIDE SUFFICIENT SUPPLEMENTAL WATER TO EXISTING TREES IMPACTED BY CONSTRUCTION ACTIVITIES, AS WELL AS RELOCATED TREES, TO PROVIDE FOR VIGOROUS PLANT HEALTH AND GROWTH.

5	PRESERVED TREES WATERING NOTES
LT-03	SCALE: N/A

1	TREE PROTECTION DETAIL
LT-03	SCALE: 3/4"=1'-0"

1. CONTRACTOR SHALL PROTECT THE ROOT SYSTEM OF PLANTS THAT ARE NOTED AS "RELOCATE" OR "PRESERVE".
2. PLANTS THAT ARE NOTED AS "REMAIN" SHALL BE STAKED AND ROOT PRUNED IF NECESSARY AND AS NOTED, PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. PLANTS TO BE "RELOCATED" SHALL BE ROOT PRUNED AND RELOCATED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
4. AS PART OF THE REMOVAL OF PLANTS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING STUMPS AND ROOT SYSTEMS; UNLESS OTHERWISE NOTED.
5. CONTRACTOR IS RESPONSIBLE FOR HAND WATERING ALL RELOCATED TREES AND EXISTING TREES IMPACTED BY CONSTRUCTION.

3	EXISTING TREE NOTES
LT-03	SCALE: N/A

1. PROVIDE 2" X 4" PRESSURE TREATED WOOD BRACES AND STAKES FOR TREES UP TO 6" CALIPER.
2. PROVIDE 4" X 4" PRESSURE TREATED WOOD BRACES AND STAKES FOR TREES OVER 8" CALIPER.
3. PROVIDE THE NUMBER OF BRACE MEMBERS AND ASSOCIATED STAKES PER TREE AS FOLLOWS:

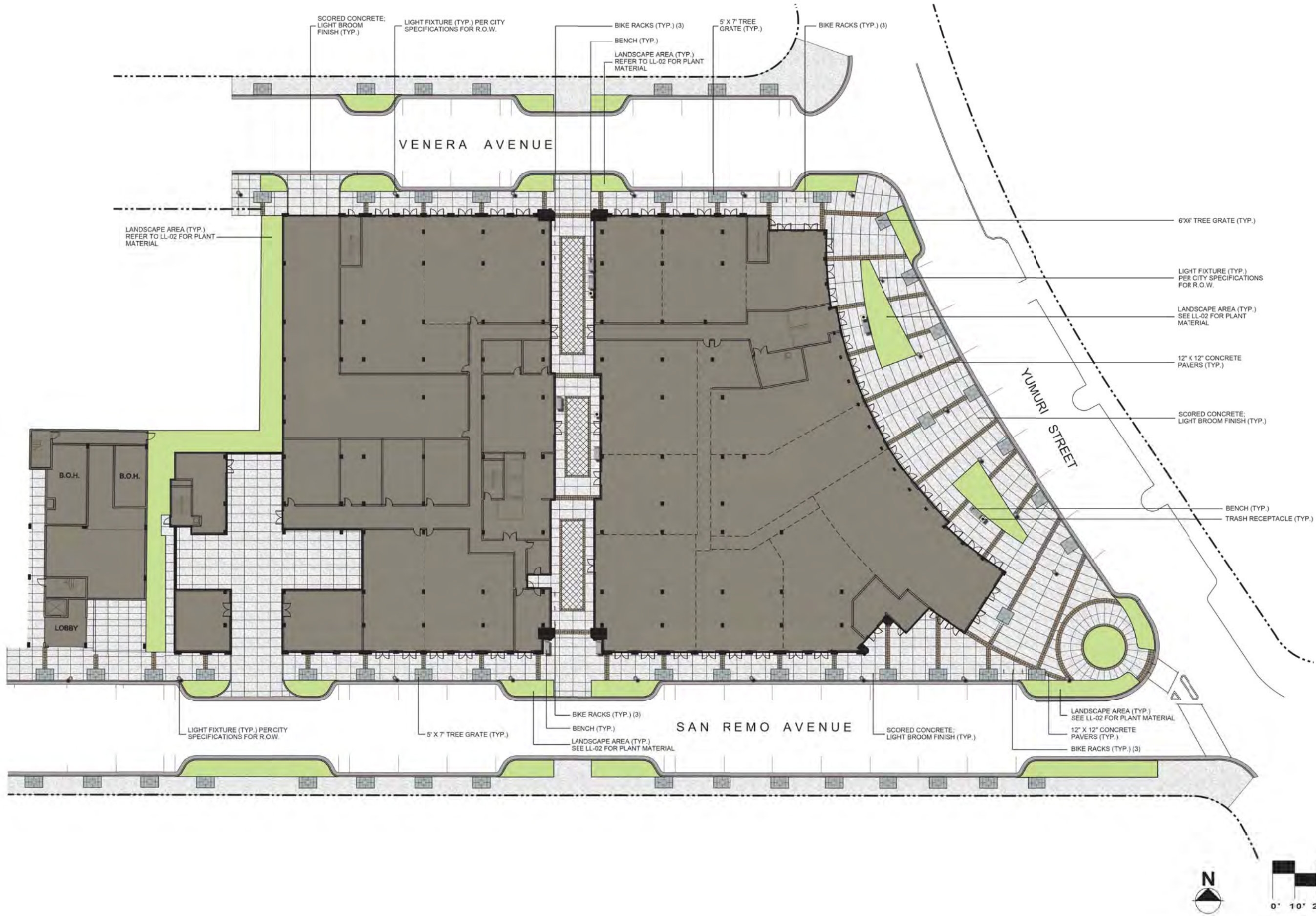
EXISTING TREE CALIPER	NUMBER OF PRESSURE TREATED BRACES AND STAKES
UP TO 4"	THREE
4" TO 8"	FOUR
8" TO 12"	FIVE
12" AND UP	EIGHT
4. ALL BRACING SHALL BE ATTACHED STAKE AND BATTENS WITH GALVANIZED WOOD SCREWS.

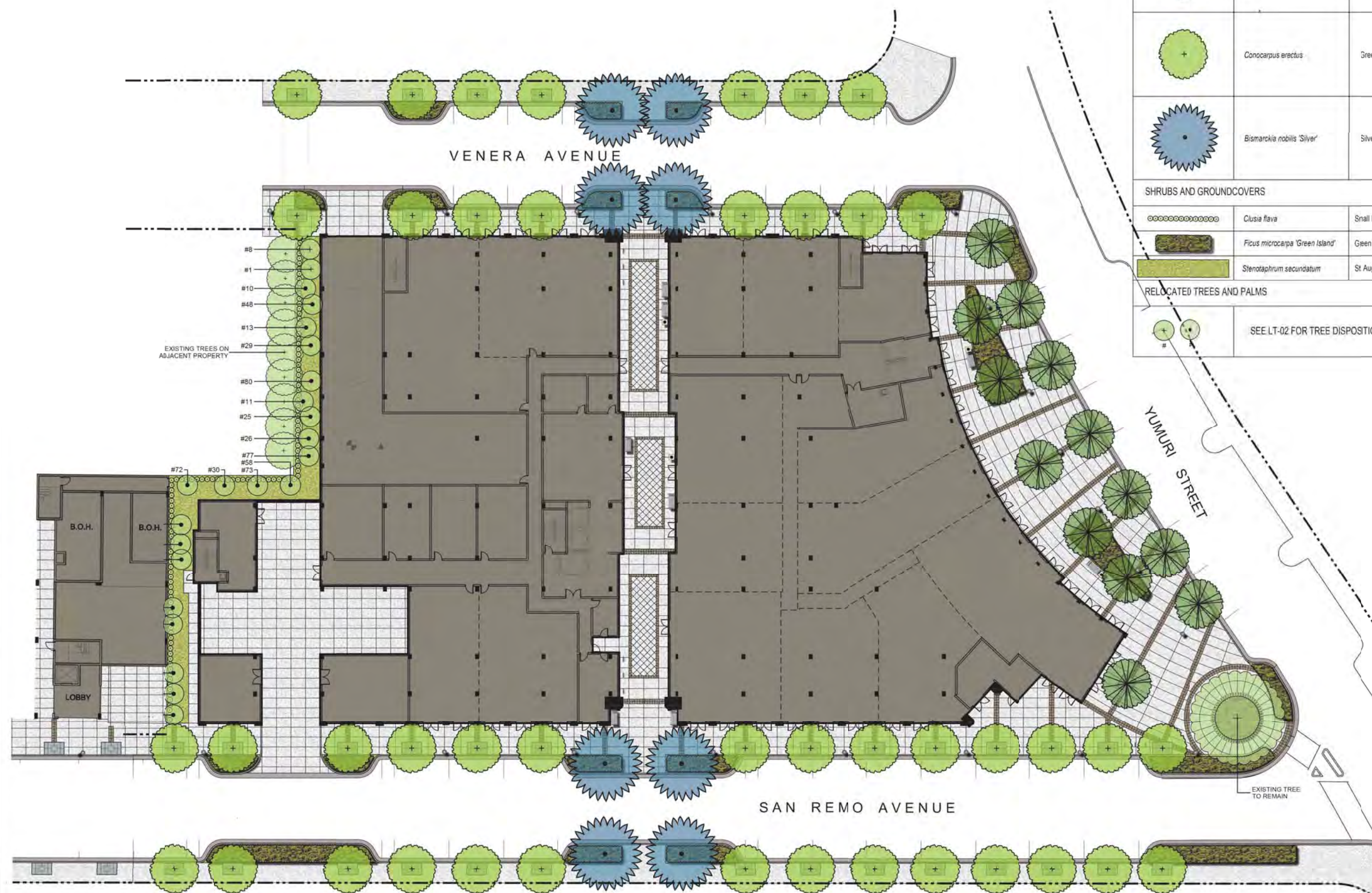
6	SCALE:
LT-03	

2	TREE DEMOLITION NOTES
LT-03	SCALE: N/A

4	PRESERVED AND RELOCATED TREE BRACING NOTES
LT-03	SCALE: N/A

7	SCALE:
LT-03	





GROUND FLOOR PLANT MATERIAL LIST			
TREES AND PALMS			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS
	<i>Bursera simaruba</i>	Gumbo Limbo	16' tall x 6' wide; 4" caliper 8' clear trunk
	<i>Conocarpus erectus</i>	Green Buttonwood	16' tall x 6' wide; 4" caliper 8' clear trunk
	<i>Bismarckia nobilis</i> 'Silver'	Silver Bismarck Palm	25' overall height with 12' clear trunk; 26' spread; 30" caliper at 6' above finish grade; matched
SHRUBS AND GROUNDCOVERS			
	<i>Clusia flava</i>	Small Leaf Pitch Apple	24" tall X 24" wide; 30" on center
	<i>Ficus microcarpa</i> 'Green Island'	Green Island Ficus	18" tall X 18" wide; 24" on center triangular spacing
	<i>Stenotaphrum secundatum</i>	St Augustine Grass	Solid sod
RELOCATED TREES AND PALMS			
	SEE LT-02 FOR TREE DISPOSITION TABLE		



<div data-bbox="31 50 916 1179"> </div>	<div data-bbox="979 50 1880 1199"> </div>	<div data-bbox="1911 50 2828 1199"> </div>
<div data-bbox="31 1280 916 1995"> </div>	<div data-bbox="979 1280 1880 1995"> </div>	<div data-bbox="1911 1280 2828 1995"> </div>

<div>1. CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL SHALL SURVIVE FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.</div> <div>2. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND WATERING OF PLANT MATERIAL UNTIL FINAL ACCEPTANCE.</div> <div>3. IF NECESSARY FOR PLANT VIGOR, THE CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION.</div> <div>4. CONTRACTOR SHALL SUBMIT WRITTEN MAINTENANCE PLAN FOR ESTABLISHMENT PERIOD (FROM FINAL ACCEPTANCE TO END OF ONE-YEAR GROW-IN PERIOD) INCLUDING WATERING SCHEDULE, TEMPORARY IRRIGATION, FERTILIZATION SCHEDULE, PRUNING ETC. TO OWNER'S REPRESENTATIVE.</div> <div>5. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE COMMITTED TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.</div> <div>6. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL C-HANGES REQUIRED SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.</div> <div>7. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE.</div> <div>8. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DISPOSED OF, AS DIRECTED, DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.</div> <div>9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.</div> <div>10. ONCE PLANT MATERIAL IS INSTALLED, IF SURFACE DRAINAGE PROBLEMS EXIST IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE ALL PLANTS IF NEEDED REGRADE AREA AND REPLANT AT NO EXTRA COST TO THE OWNER.</div> <div>11. ALL NOTED CONTAINERS SIZES ARE MINIMUM. INCREASE CONTAINER SIZE IF NECESSARY TO PROVIDE PLANT HEIGHT AND WIDTH SIZE AND SPECIFICATIONS. ALL HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUM.</div> <div>12. SHRUB AND GROUND COVER BED QUANTITIES ARE INDICATED FOR EACH PLANT BED.</div> <div>13. SHRUB AND GROUND COVER SPACING IS INDICATED ON THE PLANT LIST, UNDER 'SPACING', AND SHOWN ON THE PLANS AS A MASS BED. TREES, HEDGES AND ACCENT PLANTS ARE INDICATED ON THE PLANT LIST AS "AS SHOWN" AND ARE SHOWN ON THE PLAN AS INDIVIDUAL SYMBOLS.</div> <div>14. PALM HEIGHTS AS INDICATED ON THE PLANS REFER TO "CLEAR TRUNK" HEIGHTS, UNLESS OTHERWISE NOTED AS "OA" (OVERALL HEIGHT), OR "GW" (GRAY WOOD).</div> <div>15. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH SPECIFIED.</div> <div>16. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.</div> <div>17. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.</div> <div>18. PLANS FOR A FULL COVERAGE 50% OVERLAP IRRIGATION SYSTEM SHALL BE PROVIDED AT TIME OF BUILDING DEPARTMENT PERMITTING.</div>		<table><tr><th colspan="4">SITE DATA</th></tr><tr><td>Zoning/Land Use:</td><td colspan="3">Mixed Use</td></tr><tr><td>Net Lot Area:</td><td colspan="3">1.66 Acres (72,374 Sq. Ft.)</td></tr><tr><td>Open Space (non-paved area):</td><td colspan="3">N/A</td></tr><tr><th colspan="4">LANDSCAPE REQUIREMENTS & CALCULATIONS</th></tr><tr><th>TREES</th><th>Calculations</th><th>Trees Required</th><th>Trees Provided</th></tr><tr><td>28 trees per net lot area</td><td>28 / 1.66=</td><td>47</td><td>0</td></tr><tr><td colspan="3">Relocated Trees</td><td>23</td></tr><tr><td colspan="3">Total Trees Provided</td><td>23</td></tr><tr><th colspan="4">STREET TREES</th></tr><tr><th>STREET TREES</th><th>Calculations</th><th>Street Trees Required</th><th>Street Trees Provided</th></tr><tr><td>Trees provided at average maximum spacing of 35' on center. LF of project = 915'</td><td>915' / 35' =</td><td>26</td><td>37</td></tr><tr><th colspan="4">SHRUBS</th></tr><tr><th>SHRUBS</th><th>Calculations</th><th>Shrubs Required</th><th>Shrubs Provided</th></tr><tr><td>10 shrubs per required tree</td><td>10 x 47 =</td><td>470</td><td>576</td></tr><tr><th colspan="4">SOD</th></tr><tr><th>Sod</th><th>Calculations</th><th>Required</th><th>Provided</th></tr><tr><td>Sod</td><td>N/A</td><td>N/A</td><td>N/A</td></tr></table>		SITE DATA				Zoning/Land Use:	Mixed Use			Net Lot Area:	1.66 Acres (72,374 Sq. Ft.)			Open Space (non-paved area):	N/A			LANDSCAPE REQUIREMENTS & CALCULATIONS				TREES	Calculations	Trees Required	Trees Provided	28 trees per net lot area	28 / 1.66=	47	0	Relocated Trees			23	Total Trees Provided			23	STREET TREES				STREET TREES	Calculations	Street Trees Required	Street Trees Provided	Trees provided at average maximum spacing of 35' on center. 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<div>1. SOIL BACKFILL SHALL BE NATURAL SURFACE SOIL FROM WELL-DRAINED AREAS, FERTILE, FRIABLE AND FREE OF WEEDS AND TYPICAL OF PRODUCTIVE, CULTIVATED TOPSOIL; POSSESSING CHARACTERISTICS REPRESENTATIVE OF A WELL-DRAINED AREA IN FLORIDA.</div> <div>2. SOIL CONTAINING MUCK OR POORLY-DRAINED SOILS SHALL NOT BE USED.</div> <div>3. SOIL BACKFILL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE (PH 5.5 TO 7.0), NOR CONTAINING TOXIC SUBSTANCES SUCH AS LEAD OR MERCURY.</div> <div>4. SOIL BACKFILL SHALL BE REASONABLY FREE OF CLAY, STONES, STICKS, STUMPS, ROOTS, OR OTHER SIMILAR SUBSTANCES ONE-QUARTER-INCH (1/4") OR MORE IN DIAMETER OR ANY OTHER OBJECT WHICH MAY BE A HINCRANCE TO THE FINISH-GRADING OPERATION OR DETRIMENTAL OR INJURIOUS TO PLANTS. PARTICULAR CARE SHOULD BE TAKEN TO REMOVE PIECES OF MORTAR, CEMENT, WOOD, ROAD ROCK, LIME ROCK CHUNKS AND OTHER SIMILAR REMAINS OF CONSTRUCTION FROM ALL PLANTING AREAS.</div> <div>5. SOIL BACKFILL SHALL BE AS FOLLOWS: 1/3 TOPSOIL (AS DESCRIBED ABOVE), 1/3 FLORIDA PEAT, AND 1/3 CLEAN D.O.T. SAND.</div> <div>6. PRIOR TO INSTALLATION OF PLANT MATERIAL, CONTRACTOR SHALL WATER-IN IMPORTED SOIL BACKFILL, TO 2'-0" DEPTH, TO REMOVE ALL AIR POCKETS. CONTRACTOR SHALL PERFORM THIS TASK TWICE, TWO WEEKS APART. MECHANICAL COMPACTION OF PLANTING AREAS, WHERE LIVING SPECIES ARE TO BE LOCATED, IS PROHIBITED.</div> <div>7. PRIOR TO INSTALLATION OF PLANT MATERIAL IN PLANTERS (AREAS SURROUNDED BY CONCRETE OR PAVEMENT), ALL MATERIAL SHALL BE REMOVED TO 3'-0" DEPTH AND BACKFILLED WITH "SOIL BACKFILL".</div>		<div>4</div> <div>LL-04 SCALE:</div>	<div>6</div> <div>LL-04 SCALE:</div>																																																																										

ba

Bermello Ajamil & Partners, Inc.

2601 SOUTH BAYSHORE DRIVE, SUITE 1000
MIAMI, FL 33133
P: (305) 859-2030
WWW.BERMELLOAJAMIL.COM

VENERA

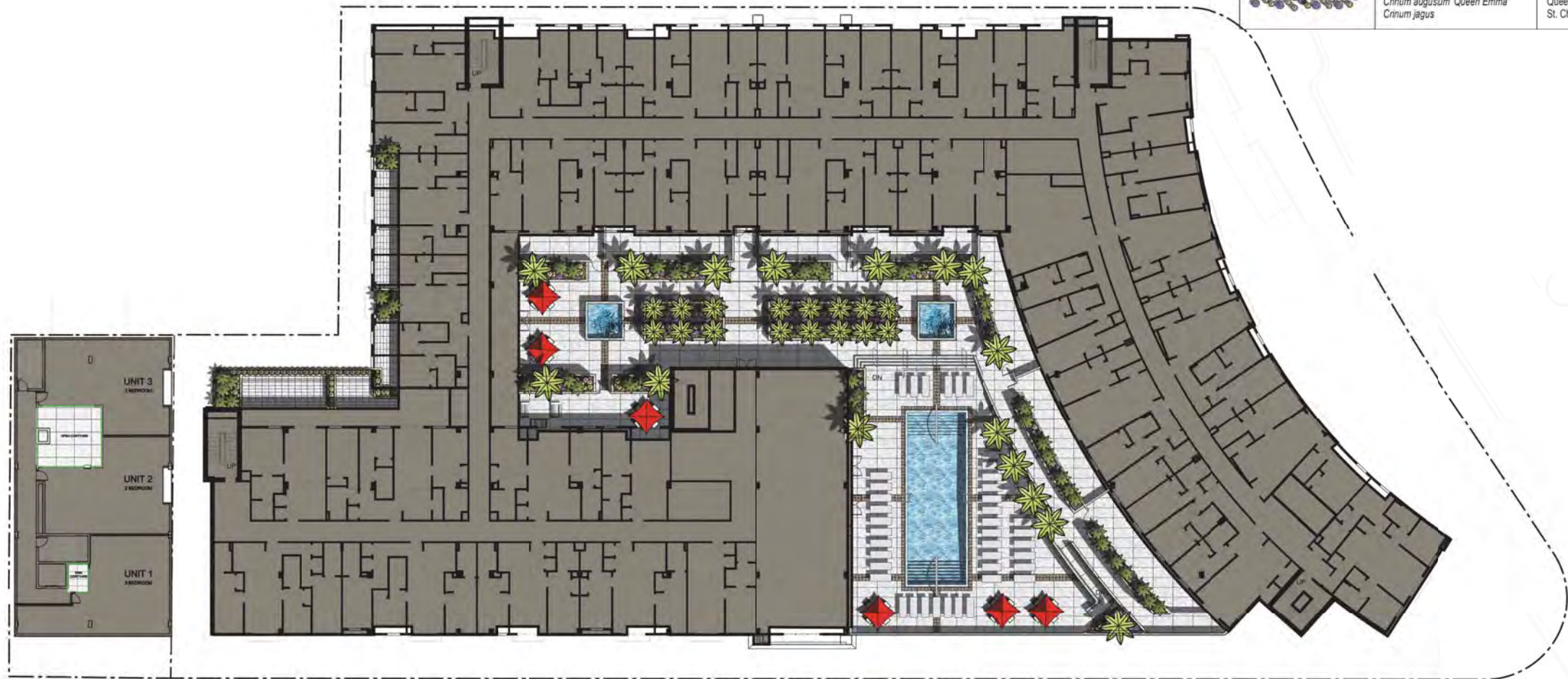
1500 VENERA AVE, 33146
1515 SAN REMO AVE, 33146
CORAL GABLES, FL






SHOMA

PLANNING AND ZONING
BOARD SUBMITTAL
08-07-2017
1ST COMMISSION MEETING
02-13-2018

LANDSCAPE
NOTES &
CALCS.

LL-04



ROOF PLANT MATERIAL LIST			
PALMS			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS
	<i>Pythosperma elegans</i>	Solitaire Palm	15' overall height
	<i>Vietchia montgomeryana</i>	Montgomery Palm	25' overall height
	<i>Phoenix sylvestris</i>	Sylvester Date Palm	30' overall height
SHRUBS AND GROUNDCOVERS			
	<i>Aechmea 'malva'</i> <i>Ficus microcapa</i> 'Green Island' <i>Nephrolepis bserata</i> <i>Petrea volubilis</i> <i>Philodendron 'Burle Marx'</i> <i>Philodendron 'Rojo Congo'</i> <i>Thunbergia grandiflora</i>	Malva Bromeliad Green Island Ficus Macho Fern Sandpaper Vine Burle Marx Philodendron Rojo Congo Philodendron Sky Flower	24" tall x 24" wide; 30" on center triangular spacing 18" tall x 18" wide; 24" on center triangular spacing 3 gal; 18" tall X 18" wide; 30" on center triangular spacing 10 gal; 6' overall height 3 gal; 18" tall X 18" wide; 30" on center triangular spacing 3 gal; 12" tall X 12" wide; 24" on center triangular spacing 10 gal; 6' overall height
ACCENT PLANTING			
	<i>Alcantarea imperialis</i> <i>Alocasia macrorrhiza</i> 'Lutea' <i>Crinum augustum</i> 'Queen Emma' <i>Crinum jagus</i>	Giant Bromeliad Golden Elephant Ear Queen Emma Crinum Lily St. Christopher Lily	15 gal; 24" X 24" 15 gal; 6' tall X 6' wide 15 gal; 6' tall X 6' wide 15 gal; 6' tall X 6' wide



0' 10' 20' 40'
SCALE : 1" = 20'

Contact Information

Applicants and Property Owners

Sunset Place Luxury Holdings, LLC
3470 NW 82nd Avenue, Suite 988
Doral, FL 33122
305-471-4802
anibal@tcoa.us

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wbermello@bermelloajamil.com

Project Traffic Consultant

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tim.plummer@dplummer.com



Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

July 14, 2017

Sunset Place Luxury Holdings, LLC
3470 NW 82nd Avenue, Suite 988
Doral, FL 33122

Re: 1500 Venera Avenue, legally described as Lots 11 Thru 16 INC, Block 203,
Coral Gables Riviera Section 14, 2nd REV, according to the plat thereof as
recorded in Plat Book 28 Page 32 of the public records of Miami-Dade County

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

1500 Venera Avenue, legally described as Lots 11 Thru 16 INC, Block 203, Coral Gables Riviera Section 14, 2nd REV, according to the plat thereof as recorded in Plat Book 28 Page 32 of the public records of Miami-Dade County, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by

the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated August 1, 2016. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dona M. Spain", with a stylized flourish at the end.

Dona M. Spain
Historic Preservation Officer

cc: Mario Garcia-Serra, Esq., 600 Brickell Avenue, Suite 3500, Miami, FL 33131
Craig Leen, City Attorney
Miriam S. Ramos, Deputy City Attorney
Charles Wu, Interim Development Services Director
Ramon Trias, Planning & Zoning Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File



Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

July 14, 2017

Sunset Place Luxury Holdings, LLC
3470 NW 82nd Avenue, Suite 988
Doral, FL 33122

Re: 1515 San Remo Avenue, legally described as Lots 17 Thru 24, Block 203, Coral Gables Riviera Section 14, 2nd REV, according to the plat thereof as recorded in Plat Book 28 Page 32 of the public records of Miami-Dade County

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

1515 San Remo Avenue, legally described as Lots 17 Thru 24, Block 203, Coral Gables Riviera Section 14, 2nd REV, according to the plat thereof as recorded in Plat Book 28 Page 32 of the public records of Miami-Dade County, does not meet the minimum eligibility criteria for designation as a local historic landmark.

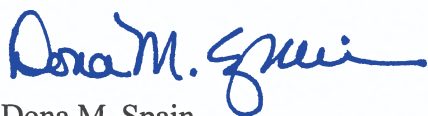
Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated July 25, 2016. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Dona M. Spain
Historic Preservation Officer

cc: Mario Garcia-Serra, Esq., 600 Brickell Avenue, Suite 3500, Miami, FL 33131
Craig Leen, City Attorney
Miriam S. Ramos, Deputy City Attorney
Charles Wu, Interim Development Services Director
Ramon Trias, Planning & Zoning Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File



CFN 2013R0994527
DR Bk 28959 Pgs 1495 - 1496; (2pgs)
RECORDED 12/19/2013 14:29:04
DEED DOC TAX 33,900.00
SURTAX 25,425.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

WARRANTY DEED

THIS INDENTURE made this 25th day of November, 2013, between **CHATEAU RIVIERA, INC., a Florida corporation**, party of the first part, whose address is 37 Flints Grove Drive, North Potomac, Maryland, 20878, and **SUNSET PLACE LUXURY HOLDINGS, LLC, a Delaware limited liability company** party of the second part, whose address is 3470 NW 82nd Avenue, Suite 988, Doral, Florida 33122.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs and assigns forever, the following described land, situated, lying and being in the County of Miami-Dade, State of Florida, together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.


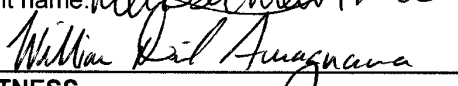
And the party of the first part hereby covenants with the party of the second part that the party of the first part is lawfully seized of said land in fee simple; that the party of the first part has good right and lawful authority to sell and convey said land; that the party of the first part hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31st, 2013.


**Lots 11 through 16 inclusive, Block 203, of CORAL GABLES RIVIERA SECTION PART 14, 2nd REVISION, according to the Plat thereof as recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida.
a/k/a: 1500 Venera Avenue, Coral Gables, Florida, 33146.
Folio: 03-4130-009-1040**

This conveyance is made subject to the following:

- a) Real Estate taxes for 2014 and subsequent years;
- b) Tenants in Possession;
- c) Zoning and other Restrictions common to the subdivision, without reimposing same.

IN WITNESS WHEREOF, the said party has hereunto set its hand and seal the day and
year first above written.

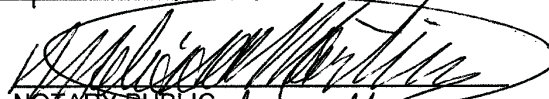

WITNESS
print name: Melissa Martinez

WITNESS
print name: William David Anagnano


CHATEAU RIVIERA, INC., a Florida
corporation
By: VICKI SOBEL MARGOLIS, President



STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

The foregoing instrument was acknowledged before me this 29th day of November, 2013, VICKI SOBEL MARGOLIS, President of CHATEAU RIVIERA, INC., a Florida corporation, who is personally known to me or who has produced the following Maryland Drivers License as identification


NOTARY PUBLIC
Print Name: Melissa Martinez

This instrument prepared by:
M. Jeffrey St. George, Esquire
ST. GEORGE & TEJERA P.A.
1735 Ponce De Leon Blvd.
Coral Gables, Florida 33134
Tel.: (305) 444-9330



CFN 2017R0223780
OR BK 30503 Pgs 3454-3455 (2Pgs)
RECORDED 04/21/2017 10:13:54
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidès, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 28 day of June, 2017 from ANTHONY ROMEO, a married man, whose mailing address is 8951 SW 62 Court, Miami, FL 33156 ("**Grantor**") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit A-1 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject property is not the homestead property of Grantor nor contiguous to his homestead property. Grantor resides at 8951 SW 62 Court, Miami, FL 33156.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

GRANTOR:

[Signature]
Print Name: Cosseth Llanes

[Signature]
ANTHONY ROMEO

[Signature]
Print Name: IVETTE SUAREZ

STATE OF Florida)
COUNTY OF Miami Dade)

The foregoing instrument was acknowledged before me this 28 day of June, 2016 by **ANTHONY ROMEO**, who ☒ is personally known to me or ☐ who produced _____ as identification.

My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida
Print name: Kerstin Casas





CFN 2017R0223798
OR BK 30503 Pgs 3490-3494 (5Pgs)
RECORDED 04/21/2017 10:16:48
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0020

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 30 day of June, 2017 from JESSE S. LEIGHTON and MAUREEN L. GORE, husband and wife, whose mailing address is 4252 Mechanicsville Road, Mechanicsville, PA 18934, and GAVIN M. LEIGHTON, a married man, whose mailing address is 110 Briarwood Drive, #1, Ithaca, NY 14850 ("Grantor") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit A-2 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject property is not the homestead property of Jesse S. Leighton and Maureen L. Gore, husband and wife, nor contiguous to their homestead property. Jesse S. Leighton and Maureen L. Gore reside at 4252 Mechanicsville Road, Mechanicsville, PA 18934.

Subject property is not the homestead property of Gavin M. Leighton, a married man, nor contiguous to his homestead property. Gavin M. Leighton resides at 110 Briarwood Drive, #1, Ithaca, NY 14850.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

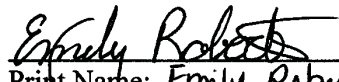
THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

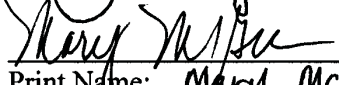
TO HAVE AND TO HOLD the same in fee simple forever.

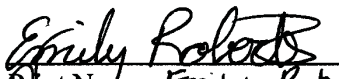
GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

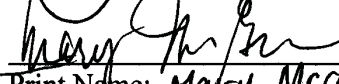
IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES


Print Name: Emily Roberts


Print Name: Mary McGuirk

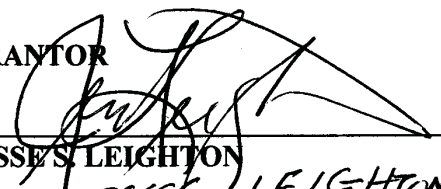

Print Name: Emily Roberts

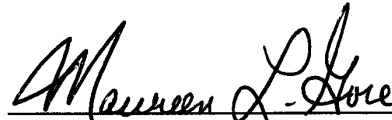

Print Name: Mary McGuirk

Print Name: _____

Print Name: _____

GRANTOR


JESSE S. LEIGHTON
JESSE LEIGHTON


MAUREEN L. GORE
MAUREEN L. GORE

GAVIN M. LEIGHTON

[Notary Blocks Appear on the Following Page]

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

GRANTOR

Print Name: _____

JESSE S. LEIGHTON

Print Name: _____

Print Name: _____

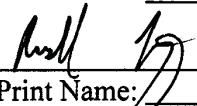
MAUREEN L. GORE

Print Name: _____


Print Name: Eliot Miller

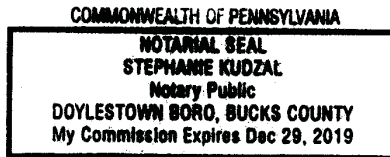


GAVIN M. LEIGHTON


Print Name: Russell Ligon

[Notary Blocks Appear on the Following Page]

STATE OF Pennsylvania)
COUNTY OF Bucks)

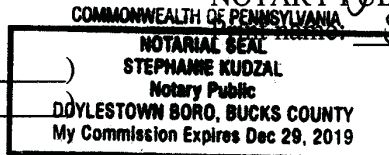


The foregoing instrument was acknowledged before me this 30 day of June, 2016
by **JESSE S. LEIGHTON**, who [] is personally known to me or [✓] who produced Pennsylvania
Drivers License as identification.

My commission expires: 12/29/19

Stephanie Kudzal
NOTARY PUBLIC, State of Pennsylvania
Stephanie Kudzal

STATE OF Pennsylvania)
COUNTY OF Bucks)



The foregoing instrument was acknowledged before me this 30 day of June, 2016
by **MAUREEN L. GORE**, who [] is personally known to me or [✓] who produced Pennsylvania
Drivers License as identification.

My commission expires: 12/29/19

Stephanie Kudzal
NOTARY PUBLIC, State of Pennsylvania
Print name: Stephanie Kudzal

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016
by **GAVIN M. LEIGHTON**, who [] is personally known to me or [] who produced _____
_____ as identification.

My commission expires: _____

NOTARY PUBLIC, State of _____
Print name: _____

STATE OF New York)
COUNTY OF Tompkins)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016
by **JESSE S. LEIGHTON**, who [] is personally known to me or [] who produced _____
_____ as identification.

My commission expires: _____

NOTARY PUBLIC, State of _____
Print name: _____

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016
by **MAUREEN L. GORE**, who [] is personally known to me or [] who produced _____
_____ as identification.

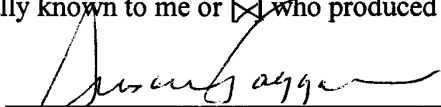
My commission expires: _____

NOTARY PUBLIC, State of _____
Print name: _____

STATE OF New York)
COUNTY OF Tompkins)

The foregoing instrument was acknowledged before me this 25th day of June, 2016
by **GAVIN M. LEIGHTON**, who [] is personally known to me or [X] who produced his
driver's license as identification.

My commission expires: _____



NOTARY PUBLIC, State of New York
Print name: Susan Taggart

SUSAN TAGGART REG NO. 01TA6196147
Notary Public, State of New York
Qualified in Tompkins County
My Commission Expires November 3, 2016



CFN 2017R0224437
DR BK 30504 Pgs 458-459 (2Pgs)
RECORDED 04/21/2017 11:39:44
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0030

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 10 day of June, 2017 from **TONY ROMEO** and **CAROLINA ROMEO**, husband and wife, whose mailing address is 8951 SW 62 Court, Miami, FL 33156 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit A-3 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

[Signature]
Print Name: Gossett Llanes

[Signature]
Print Name: IVETTE JUAREZ

[Signature]
Print Name: Gossett Llanes

[Signature]
Print Name: IVETTE JUAREZ

GRANTOR

[Signature]
TONY ROMEO

[Signature]
CAROLINA ROMEO

STATE OF Florida)

COUNTY OF Meander)

The foregoing instrument was acknowledged before me this 28 day of June, 2016 by TONY ROMEO, who ☒ is personally known to me or [] who have produced _____ as identification.

My commission expires:



STATE OF Florida)

COUNTY OF Meander)

The foregoing instrument was acknowledged before me this 28 day of June, 2016 by CAROLINA ROMEO, who ☒ is personally known to me or [] who have produced _____ as identification.

My commission expires:



7190924-1

[Signature]
NOTARY PUBLIC, State of Florida
Print name: Kerstin Casas

[Signature]
NOTARY PUBLIC, State of Florida
Print name: Kerstin Casas



CFN 2017R0224438
OR BK 30504 Pgs 460-461 (2Pgs)
RECORDED 04/21/2017 11:39:44
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0040

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 30 day of June, 2017 from **GEORGE W. PRENDES**, a single man, whose mailing address is 1515 San Remo Avenue, Unit A-4, Coral Gables, FL 33146 ("Grantor") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit A-4 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Print Name: Yunel Targ

Print Name: Patricia Pelacios

GRANTOR

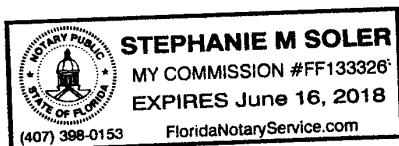
GEORGE W. PRENDES

STATE OF Florida)
COUNTY OF Dade)

The foregoing instrument was acknowledged before me this 30 day of June, 2016 by, **GEORGE W. PRENDES**, who ☒ is personally known to me or ☐ who produced _____ as identification.

My commission expires: 2018

Stephanie M. Soler
NOTARY PUBLIC, State of Florida
Print name: Stephanie Soler





CFN 2017R0224439
OR BK 30504 Pgs 462-463 (2Pgs)
RECORDED 04/21/2017 11:39:44
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0050

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 1ST day of July, 2017 from MICHAEL L. MACKNIN and CAROL H. MACKNIN, husband and wife, whose mailing address is 24525 Hilltop Drive, Beachwood, OH ("**Grantor**") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit A-5 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Nolan Katin
Print Name: NOLAN KATIN

L. Tenenbaum
Print Name: L. TENENBAUM

Nolan Katin
Print Name: NOLAN KATIN

L. Tenenbaum
Print Name: L. TENENBAUM

GRANTOR

Michael L. Macknin
MICHAEL L. MACKNIN

Carol H. Macknin
CAROL H. MACKNIN

STATE OF Ohio
COUNTY OF Cuyahoga

The foregoing instrument was acknowledged before me this 1st day of July, 2016 by **MICHAEL L. MACKNIN**, who [] is personally known to me or [X] who produced Ohio Driver License as identification.

My commission expires:

JASON E. McGEE
Notary Public, State of Ohio
My Commission Expires Feb. 21, 2017

NOTARY PUBLIC, State of Ohio
Print name: Jason E. McGee

STATE OF Ohio
COUNTY OF Cuyahoga

The foregoing instrument was acknowledged before me this 1st day of July, 2016 by **CAROL H. MACKNIN**, who [] is personally known to me or [X] who produced Ohio Driver License as identification.

My commission expires:

JASON E. McGEE
Notary Public, State of Ohio
My Commission Expires Feb. 21, 2017

NOTARY PUBLIC, State of Ohio
Print name: Jason E. McGee



CFN 2017R0224440
OR BK 30504 Pgs 464-465 (2Pgs)
RECORDED 04/21/2017 11:39:44
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidés, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0060

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 20 day of July, 2017 from ZULAY SUAREZ DE RUIZ, a married woman, whose mailing address is Calle Soledad, Qta Elsa, El Cafetal, Caracas, Estado Miranda, 1061, Venezuela ("**Grantor**") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit A-6 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject property is not the homestead property of Grantor nor contiguous to her homestead property. Grantor resides at Calle Soledad, Qta Elsa, El Cafetal, Caracas, Estado Miranda, 1061, Venezuela.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

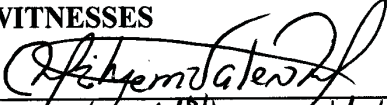
THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

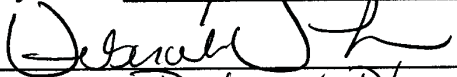
TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES


Print Name: Nilyem Vapero


Print Name: Deborah D. Lerma

GRANTOR


ZULAY SUAREZ DE RUIZ

STATE OF Florida)
COUNTY OF Miami - Dade)

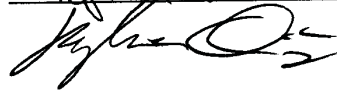
The foregoing instrument was acknowledged before me this 20 day of July, 2016 by ZULAY SUAREZ DE RUIZ, who [] is personally known to me or [] who produced Passport as identification.



Stephen Quinzi
COMMISSION # FF136193
EXPIRES: June 24, 2018
www.AACountyNotary.com

My commission expires: June 24, 2018

NOTARY PUBLIC, State of Florida
Print name: Stephen Quinzi





CFN 2017R0224441
OR BK 30504 Pgs 466-467 (2Pgs)
RECORDED 04/21/2017 11:39:44
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0070

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 1 day of July, 2017, from **JOHN ROCK** and **MARTHA ROCK**, husband and wife, whose mailing address is 700 Coral way, #2, Coral Gables, FL 33134 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit A-7 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Oscar Otero
Print Name: OSCAR OTERO

David Rodriguez
Print Name: David Rodriguez

Charlene Shah-Perez
Print Name: Charlene Shah-Perez

Maria Angeles Medranda
Print Name: MARIA ANGELES MEDRANDA

GRANTOR

John Rock
JOHN ROCK

Martha Rock
MARTHA ROCK

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 1st day of July, 2016 by **JOHN ROCK**, who [☒] is personally known to me or [☐] who produced _____ as identification.

My commission expires:



Maelyn S. Norin-Liedke
NOTARY PUBLIC, State of Florida
Print name: Maelyn S. Norin-Liedke

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 1st day of July, 2016 by **MARTHA ROCK**, who [☒] is personally known to me or [☐] who produced _____ as identification.

My commission expires:



Maelyn S. Norin-Liedke
NOTARY PUBLIC, State of Florida
Print name: Maelyn S. Norin-Liedke



CFN 2017R0224442
OR BK 30504 Pgs 468-470 (3Pgs)
RECORDED 04/21/2017 11:39:44
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidés, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0080

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 7 day of July, 2017 from **HUMBERTO J. DE LARA** a/k/a **HUMBERTO DE LARA**, a married man, whose mailing address is 7521 SW 116 Street, Miami, FL 33156 and **TOM A. BURCET** a/k/a **TOMAS BURCET**, a married man, whose mailing address is 6760 Gleneagle Drive, Miami Lakes, FL 33014 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit A-8 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject property is not the homestead property of Humberto J. De Lara a/k/a Humberto De Lara nor contiguous to his homestead property. Humberto J. De Lara a/k/a Humberto De Lara resides at 7521 SW 116 Street, Miami, FL 33156.

Subject property is not the homestead property of Tom A. Burcet a/k/a Tomas Burcet nor contiguous to his homestead property. Tom A. Burcet a/k/a Tomas Burcet resides at 6760 Gleneagle Drive, Miami Lakes, FL 33014

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.


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


GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

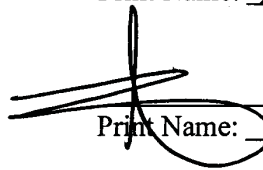
IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES


Print Name: JOHN ALARCÓN


Print Name: Christopher Burcet


Print Name: RANDY RODRIGUEZ


Print Name: Arnold Bohorquez

GRANTOR


HUMBERTO J. DE LARA a/k/a
HUMBERTO DE LARA

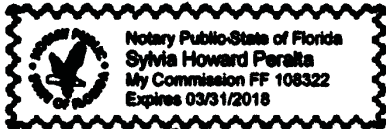

TOM A. BURCET a/k/a TOMAS
BURCET

[Notary Blocks Appear on the Following Page]

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 7 day of July, 2016
by **HUMBERTO J. DE LARA** a/k/a **HUMBERTO DE LARA**, who [☒] is personally known to
me or [☐] who produced _____ as identification.

My commission expires:

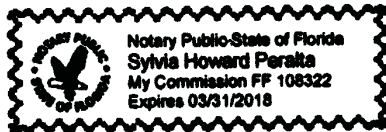


Sylvia Howard Peralta
NOTARY PUBLIC, State of Florida
Print name: Sylvia Howard Peralta

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 7 day of July, 2016
by **TOM A. BURCET** a/k/a **TOMAS BURCET**, who [☒] is personally known to me or [☐] who
produced _____ as identification.

My commission expires:



Sylvia Howard Peralta
NOTARY PUBLIC, State of Florida
Print name: Sylvia Howard Peralta

22. MB



CFN 2017R0224443
OR BK 30504 Pgs 471-472 (2Pgs)
RECORDED 04/21/2017 11:39:44
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0090

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 11 day of July, 2017 from **SILVER RIDGE, LLC**, a Florida limited liability company, whose mailing address is 451 Ridge Road, Coral Gables, FL 33143 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit A-9 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

[Signature]
Print Name: ELSA AZCOITA

[Signature]
Print Name: JORGE V. AZCOITA

GRANTOR

SILVER RIDGE, LLC, a Florida limited liability company

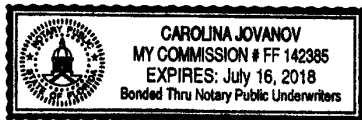
By: [Signature]
Olga Vara, its Manager

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 11 day of July, 2016 by Olga Vara, as Manager of **SILVER RIDGE, LLC**, a Florida limited liability company. She ☒ is personally known to me or ☐ who produced _____ as identification.

My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida
Print name: Carolina Jovanov





CFN 2017R0224444
OR BK 30504 Pgs 473-474 (2Pgs)
RECORDED 04/21/2017 11:39:44
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidés, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0100

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 29th day of June, 2016 from ELENA BUSTILLO, a married woman, whose mailing address is 5240 SW 72nd Avenue, Miami, FL 33155 ("Grantor") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit B-1 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject property is not the homestead property of Grantor nor contiguous to her homestead property. Grantor resides at 5240 SW 72nd Avenue, Miami, FL 33155.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

A. Alvarez
Print Name: Alexander ALVAREZ
Adriana Alvarez
Print Name: Adriana ALVAREZ

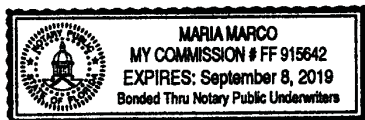
GRANTOR

Elena Bustillo
ELENA BUSTILLO

STATE OF Florida)
COUNTY OF Dade)

The foregoing instrument was acknowledged before me this 29 day of June, 2016 by ELENA BUSTILLO, who ☒ is personally known to me or ☐ who produced _____ as identification.

My commission expires:



Maria Marco
NOTARY PUBLIC, State of Florida
Print name: Maria Marco



CFN 20170224445
OR BK 30504 Pgs 475-476 (2Pgs)
RECORDED 04/21/2017 11:39:44
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-430-033-0110

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 29th day of June, 2016 from **RICHARD J. HOFMAN** and **JO V. HOFMAN**, husband and wife, whose mailing address is 13070 NW 8th Court, Sunrise, FL 33325 ("Grantor") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee")

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit B-2 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Zaida P. Hernandez
Print Name: Zaida P. Hernandez

[Signature]
Print Name: [Signature]

Zaida P. Hernandez
Print Name: Zaida P. Hernandez

[Signature]
Print Name: [Signature]

GRANTOR

Richard J. Hofman
RICHARD J. HOFMAN

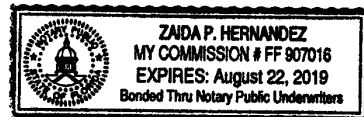
Jo V. Hofman
JO V. HOFMAN

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 29th day of June, 2016
by **RICHARD J. HOFMAN**, who [] is personally known to me or [A] who produced Florida
Driver License as identification.

My commission expires:

Zaida P. Hernandez
NOTARY PUBLIC, State of Florida
Print name: _____

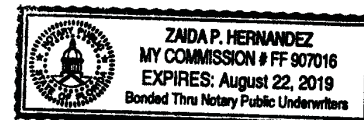


STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 29th day of June, 2016
by **JO V. HOFMAN**, who [] is personally known to me or [X] who produced Florida
Driver License as identification.

My commission expires:

Zaida P. Hernandez
NOTARY PUBLIC, State of Florida
Print name: _____





CFN 20170225221
OR BK 30504 Pgs 2565-2567 (3Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidès, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0120

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 30th day of June, 201~~7~~ from **DAVID P. GROSSINGER**, a single man, whose mailing address is 1515 San Remo Avenue, Unit B-3, Coral Gables, FL 33146, **AMY GROSSINGER**, a married woman, whose mailing address is 5500 DTC Parkway, Unit 104, Greenwood Village, CO 80111 and **KARL SCOTT GROSSINGER** and **SUSAN GROSSINGER**, husband and wife, whose mailing address is 900 Aduana Avenue, Coral Gables, FL 33146 ("Grantor") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit B-3 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject property is not the homestead property of Amy Grossinger nor contiguous to her homestead property. Amy Grossinger resides at 5500 DTC Parkway, Unit 104, Greenwood Village, CO 80111.

Subject property is not the homestead property of Karl Scott Grossinger and Susan Grossinger nor contiguous to their homestead property. Karl Grossinger and Susan Grossinger reside at is 900 Aduana Avenue, Coral Gables, FL 33146.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

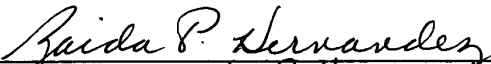
TO HAVE AND TO HOLD the same in fee simple forever.

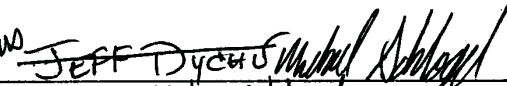
GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.


IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

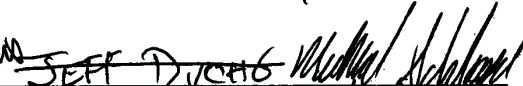
WITNESSES

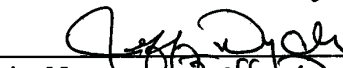

Print Name: Albert Pico

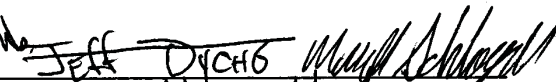

Print Name: Zaida P. Hernandez

~~ms~~ 
Print Name: Mike Schlegel


Print Name: JEFF DYCHOW

~~ms~~ 
Print Name: Mike Schlegel


Print Name: JEFF DYCHOW

~~ms~~ 
Print Name: Mike Schlegel



Print Name: JEFF DYCHOW

GRANTOR


DAVID P. GROSSINGER


AMY GROSSINGER


KARL SCOTT GROSSINGER

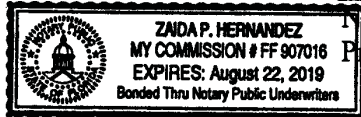

SUSAN GROSSINGER

[Notary Blocks Appear on the Following Page]

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 1st day of July, 2016
by **DAVID P. GROSSINGER**, who [] is personally known to me or [X] produced Florida
Driver License as identification.

My commission expires:

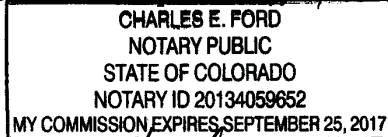


Zaida P. Hernandez
NOTARY PUBLIC, State of Florida
Print name: Zaida P. Hernandez

STATE OF Colorado
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 30th day of June, 2016
by **AMY GROSSINGER**, who [] is personally known to me or [X] produced CO. DL, #
#14-330-0232 as identification.

My commission expires: 09/25/2017

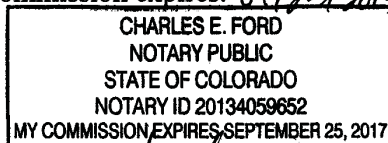


Chf Ford
NOTARY PUBLIC, State of Colorado
Print name: Charles Ford

STATE OF Colorado
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 30th day of June, 2016
by **KARL SCOTT GROSSINGER**, who [] is personally known to me or [X] produced FL DL, #
#6625-517-51-471-0 as identification.

My commission expires: 09/25/2017

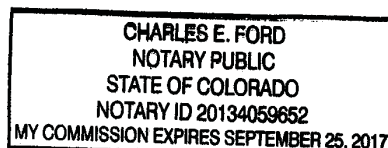


Chf Ford
NOTARY PUBLIC, State of Colorado
Print name: Charles Ford

STATE OF Colorado
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 30th day of June, 2016
by **SUSAN GROSSINGER**, who [] is personally known to me or [X] produced FL DL, #
6625-780-57-80-0 as identification.

My commission expires: 09/25/2017



Chf Ford
NOTARY PUBLIC, State of Colorado
Print name: Charles Ford



CFN 2017R0225223
OR BK 30504 Pgs 2569-2570 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidés, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0130

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 29th day of June, 2017, from MISSU LLC, a Florida limited liability company, whose mailing address is 6930 Altamira Street, Coral Gables, Florida 33146 ("Grantor") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit B-4 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Print Name: Jorge Garcia

Print Name: Nidia Torres

GRANTOR

MISSU LLC, a Florida limited liability company

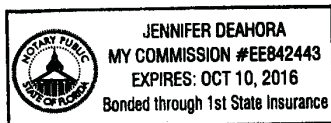
By: Naguib R. Heshema
Naguib R. Heshema, its Manager

STATE OF Florida)
COUNTY OF Dade)

The foregoing instrument was acknowledged before me this 29 day of June, 2016 by Naguib R. Heshema, as Manager of MISSU LLC, a Florida limited liability company. He [] is personally known to me or [X] who produced Drivers License as identification.

My commission expires: 10/10/16

Jennifer Deahora
NOTARY PUBLIC, State of Florida
Print name: Jennifer Deahora





CFN 2017R0225224
OR BK 30504 Pgs 2571-2572 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0140

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 7th day of July, 2016 from **LILLIAN K. OSBORN** f/k/a **LILLIAN K. PETERS**, joined by her spouse **NICHOLAS OSBORN**, whose mailing address is 1515 San Remo Avenue, #B5 Coral Gables, FL 33146 ("**Grantor**") to **SHOMA SAN REMO, LLC** a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit B-5 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Gilda Garcia
Print Name: Gilda Garcia

Diana Ontiveros
Print Name: Diana Ontiveros

Glenn Johnson
Print Name: Glenn Johnson

Susan Ratcliff
Print Name: Susan Ratcliff

GRANTOR

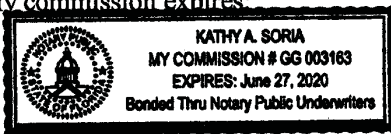
Lillian K. Osborn
LILLIAN K. OSBORN f/k/a LILLIAN K. PETERS

Nicholas Osborn
NICHOLAS OSBORN

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 7 day of July, 2016 by LILLIAN K. OSBORN f/k/a LILLIAN K. PETERS, who [☒] is personally known to me or [☐] who produced _____ as identification.

My commission expires:



Kathy A. Soria
NOTARY PUBLIC, State of Florida
Print name: Kathy A. Soria

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 7th day of July, 2016 by NICHOLAS OSBORN, who [☒] is personally known to me or [☐] who produced _____ as identification.

My commission expires: May 14, 2019



Rose Kellie Glemund
NOTARY PUBLIC, State of Florida
Print name: Rose Kellie Glemund

7226178-1



CFN 20170225225
OR BK 30504 Pgs 2573-2575 (3Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,723.80
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidés, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0150

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 11th day of JULY, 2016 from **ALBERT LENEL** and **DORIS LENEL**, husband and wife and **GAVINA IRIAS**, a single woman, whose mailing address is 5838 SW 74th Terrace, #301 Miami, FL 33143 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit B-6 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

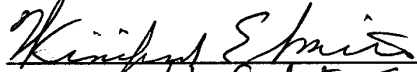
THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

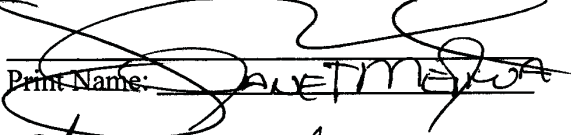
TO HAVE AND TO HOLD the same in fee simple forever.

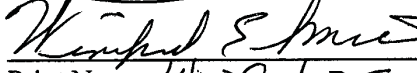
GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.


IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

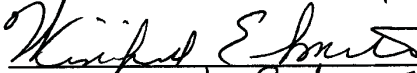
WITNESSES



Print Name: Winifred E. Smith


Print Name: Winifred E. Smith

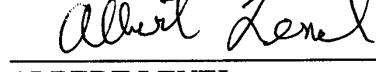

Print Name: Winifred E. Smith

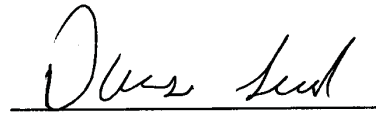

Print Name: Winifred E. Smith



Print Name: Winifred E. Smith


Print Name: Winifred E. Smith

GRANTOR


ALBERT LENEL


DORIS LENEL

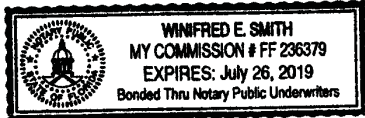

GAVINA IRIAS

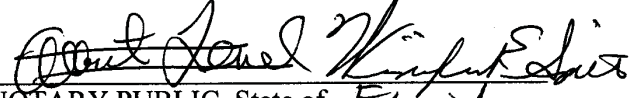
[Notary Blocks Appear on the Following Page]

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 11 day of July, 2016
by **ALBERT LENEL**, who [] is personally known to me or [X] who produced Florida
Driver's License as identification.

My commission expires:

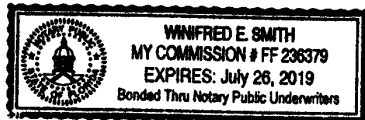


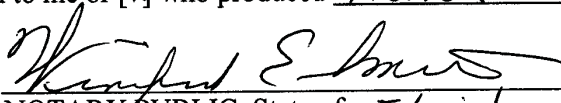

NOTARY PUBLIC, State of Florida
Print name: Winifred E. Smith

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 11 day of July, 2016
by **DORIS LENEL**, who [] is personally known to me or [X] who produced Florida
Driver's License as identification.

My commission expires:



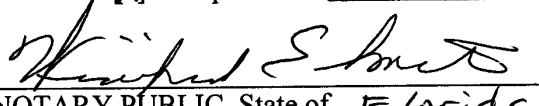

NOTARY PUBLIC, State of Florida
Print name: Winifred E. Smith

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 11 day of July, 2016
by **GAVINA IRIAS**, who [] is personally known to me or [X] who produced Florida
Identification Card as identification.

My commission expires:




NOTARY PUBLIC, State of Florida
Print name: Winifred E. Smith



CFN 20170225226
OR BK 30504 Pgs 2576-2578 (3Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0160

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 29th day of June, 2017, from **DAVID A. FREEDMAN**, a married man, whose mailing address is 3561 Crystal View Court Miami, FL 33133 and **KIMBERLY J. FREEDMAN a/k/a KIMBERLY J. BACON**, a married woman, whose mailing address is 501 NE 92nd Street, Miami Shores, FL 33138 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit B-7 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject property is not the homestead property of David A. Freedman, a married man, nor contiguous to his homestead property. David A. Freedman resides at 3561 Crystal View Court Miami, FL 33133.

Subject property is not the homestead property of Kimberly J. Freedman a/k/a Kimberly J. Bacon, a married woman, nor contiguous to her homestead property. Kimberly J. Freedman a/k/a Kimberly J. Bacon resides at 501 NE 92nd Street, Miami Shores, FL 33138.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

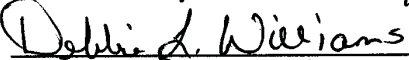
TO HAVE AND TO HOLD the same in fee simple forever.


GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

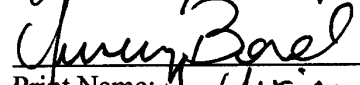
IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES


Print Name: Yvette Van Belle


Print Name: Debbie L. Williams



Print Name: Yaremi Portanova



Print Name: Yuseim Bades

GRANTOR



DAVID A. FREEDMAN



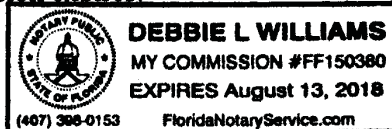
KIMBERLY J. FREEDMAN ^{n/k/a} 
KIMBERLY J. BACON _a

[Notary Blocks Appear on the Following Page]

STATE OF Florida)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 29th day of June, 2016
by **DAVID A. FREEDMAN**, who ☒ is personally known to me or ☐ who produced _____
_____ as identification.

My commission expires:

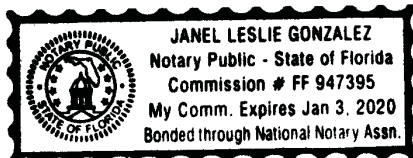


Debbie L. Williams
NOTARY PUBLIC, State of Florida
Print name: Debbie L. Williams

STATE OF Florida)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 29th day of June, 2016
by **KIMBERLY J. FREEDMAN** ^a ~~and~~ **KIMBERLY J. BACON**, who ☒ is personally known
to me or ☐ who produced _____ as identification.

My commission expires:



Janel L. Gonzalez
NOTARY PUBLIC, State of Florida
Print name: Janel Gonzalez



CFN 2017R0225227
OR BK 30504 Pgs 2579-2581 (3Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidès, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0170

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 11th day of JULY, 2017 from **DAVID GUTIERREZ** and **ROXANNE GUTIERREZ**, husband and wife, whose mailing address is 3 Marion Way, LeGrangeville, NY 12540 ("Grantor") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit B-8 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

[Signature]
Print Name: Frankeetha Roberts

[Signature]
Print Name: BARRY LAPIDES

GRANTOR

[Signature]
DAVID GUTIERREZ

Print Name: _____

ROXANNE GUTIERREZ

Print Name: _____

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 11 day of JULY, 2016
by **DAVID GUTIERREZ**, who [] is personally known to me or [x] who produced
FLORIDA DRIVERS LICENSE as identification.

My commission expires: 4/26/19

[Signature]
NOTARY PUBLIC, State of FLORIDA
Print name: MILADY DAVILA



STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016
by **ROXANNE GUTIERREZ**, who [] is personally known to me or [] who produced _____
as identification.

My commission expires:

NOTARY PUBLIC, State of _____
Print name: _____

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

GRANTOR

Print Name: _____

DAVID GUTIERREZ

Print Name: _____

Print Name: Noemi Gutierrez

Roxanne Gutierrez
ROXANNE GUTIERREZ

Print Name: Kaitlyn Moloney

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016
by **DAVID GUTIERREZ**, who [] is personally known to me or [] who produced _____
as identification.

My commission expires:

NOTARY PUBLIC, State of _____
Print name: _____

STATE OF New York)
COUNTY OF Dutchess)

The foregoing instrument was acknowledged before me this 8th day of July, 2016
by **ROXANNE GUTIERREZ**, who [] is personally known to me or [☒] who produced _____
Ny Drivers License as identification.

My commission expires: 05/19/2018

Ronald E Johnson
NOTARY PUBLIC, State of New York
Print name: Ronald E Johnson

RONALD E. JOHNSON
Notary Public, State of New York
Qualified in Dutchess County
Reg. No. 01JO6303904
My Commission Expires May 19, 2018



CFN 20170225230
OR BK 30504 Pgs 2587-2588 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidès, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0180

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 28 day of June, 2016 from ANTHONY ROMEO and CAROLINA ROMEO, husband and wife, whose mailing address is 8951 SW 62nd Court, Miami, FL 33156 ("**Grantor**") to SHOMA SAN REMO, LLC LC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit B-9 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

[Signature]
Print Name: Cossette Llanes

[Signature]
Print Name: JOVETTE JIMENEZ

[Signature]
Print Name: Cossette Llanes

[Signature]
Print Name: JOVETTE JIMENEZ

GRANTOR

[Signature]
ANTHONY ROMEO

[Signature]
CAROLINA ROMEO

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 28 day of June, 2016 by **ANTHONY ROMEO**, who ☒ is personally known to me or ☐ who produced _____ as identification.

My commission expires:



[Signature]
NOTARY PUBLIC, State of Florida
Print name: Kerstin Casas

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 28 day of June, 2016 by **CAROLINA ROMEO**, who ☒ is personally known to me or ☐ who produced _____ as identification.

My commission expires:



[Signature]
NOTARY PUBLIC, State of FL
Print name: Kerstin Casas



CFN 20170225232
OR BK 30504 Pgs 2591-2592 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0190

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 11th day of JULY, 2016 from **LUIS FERNANDO MARQUINA**, a married man, whose mailing address is 830 Almeria Avenue, Coral Gables, FL 33134 ("Grantor") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit C-1 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject property is not the homestead property of Grantor nor contiguous to his homestead property. Grantor resides at 830 Almeria Avenue, Coral Gables, FL 33134

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Miracle Paula
Print Name: MIRACLE DAVIDA

Zaida P. Hernandez
Print Name: Zaida P. Hernandez

GRANTOR

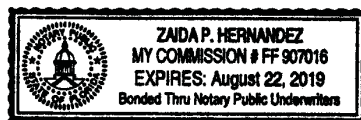
Luis Fernando Marquina
LUIS FERNANDO MARQUINA

STATE OF Florida)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 11th day of July, 2016 by **LUIS FERNANDO MARQUINA**, who [] is personally known to me or ☒ who produced FL. Driver License as identification.

My commission expires:

Zaida P. Hernandez
NOTARY PUBLIC, State of _____
Print name: _____





CFN 20170225235
OR BK 30504 Pgs 2600-2601 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0210

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 30th day of JUNE, 2016 from **CARRIEANNE COLOMA** and **CARLOS COLOMA**, wife and husband, whose mailing address is 7811 Altamira Avenue, Coral Gables, FL 33143 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit C-4 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor have duly executed this instrument as of the date first written above.

WITNESSES

Print Name: Raphael Exposito

Print Name: Tanya Coloma

Print Name: Teri Berrios

GRANTOR

CARRIEANNE COLOMA

CARLOS COLOMA

STATE OF Fla.
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 30 day of June, 2016 by **CARRIEANNE COLOMA**, who [☒ is personally known to me] who produced _____ as identification.

My commission expires:

NOTARY PUBLIC, State of Fla.
Print name: ANA MARIA ANGULO

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 30 day of June, 2016 by **CARLOS COLOMA**, who [☒ is personally known to me] who produced _____ as identification.

My commission expires:

NOTARY PUBLIC, State of Florida
Print name: ANA MARIA ANGULO



CFN 2017R0225237
OR BK 30504 Pgs 2604-2605 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0220

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 30th day of June, 2016 from CARRIEANNE COLOMA, a married woman whose mailing address is 7811 Altamira Avenue, Coral Gables, FL 33143 ("**Grantor**") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit C-5 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject property is not the homestead property of Grantor nor contiguous to her homestead property. Grantor resides at 7811 Altamira Avenue, Coral Gables, FL 33143

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

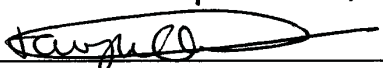
TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES


Print Name: Raphael Exposito


Print Name: Tanya Coloma

GRANTOR


CARRIEANNE COLOMA

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 30 day of June, 2016 by **CARRIEANNE COLOMA**, who [☒ is personally known to me or [] who produced _____ as identification.

My commission expires:


NOTARY PUBLIC, State of Florida
Print name: ANA MARIA ANGULO





CFN 2017R0225238
OR BK 30504 Pgs 2606-2607 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0230

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 27th day of June, 2017, from **ELIZABETH HOGAN**, a single woman, whose mailing address is 550 South Dixie Highway, Coral Gables, FL 33146 ("Grantor") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit C-6 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Gilda Garcia
Print Name: Gilda Garcia
Paul H. H. Foster
Print Name: Paul H. H. Foster

GRANTOR

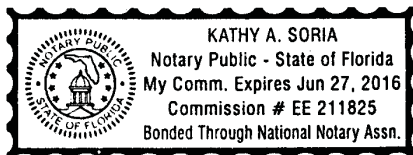
E. Hogan
ELIZABETH HOGAN

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 27 day of June, 2016
by **ELIZABETH HOGAN**, who ☒ are personally known to me or [] who produced _____
_____ as identification.

My commission expires:

Kathy A. Soria
NOTARY PUBLIC, State of Florida
Print name: Kathy A. Soria





CFN 20170225239
OR BK 30504 Pgs 2608-2609 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidès, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0240

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 29 day of June, 2017 from HEATHER R. WEISSMAN, a single woman, whose mailing address is 444 East 82nd Street, #7X, New York, NY 10028 ("Grantor") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit C-7 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

[Signature]
Print Name: KARL NITZMAN

[Signature]
Print Name: ISAAC EFFENTHORN

GRANTOR

[Signature]
HEATHER R. WEISSMAN

STATE OF NEW YORK)
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 29 day of June, 2016
by HEATHER R. WEISSMAN, who [] is personally known to me or [✓] who produced
NY ID license as identification.

My commission expires: 06/30/2018

[Signature]
NOTARY PUBLIC, State of NEW YORK
Print name: Jina Lee





CFN 20170225240
OR BK 30504 Pgs 2610-2611 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0250

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 18 day of APRIL, 2017 from **MEP Real Estate, LLC**, a New Jersey limited liability company, whose mailing address is 28 Imperial Drive, Cherry Hill, NJ 08003 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit C-8 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Chris T. Jones
Print Name: Chris T. Jones

Ken Pagan
Print Name: Ken Pagan

GRANTOR

MEP Real Estate, LLC, a New Jersey
limited liability company

By: Martha Rosenberg
Martha Rosenberg, its Manager
Manager / owner

STATE OF FLORIDA)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 18 day of April, 2017
by Martha Rosenberg, as Manager of MEP Real Estate, LLC, a New Jersey limited liability
company. He/She [] is personally known to me or [x] who produced NJD# R669352
56152592 as identification.

My commission expires:



Jacqueline P. Robinson
NOTARY PUBLIC, State of FLORIDA
Print name: Jacqueline P. Robinson



CFN 2017R0225241
OR BK 30504 Pgs 2612-2613 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidès, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0260

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 5 day of July, 2016 from **EWD SAN REMO LLC**, a Florida limited liability company, whose mailing address is 10615 Lakeside Drive, Miami, FL 33156 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit C-9 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Print Name: ALBERT CUBEN

Print Name: Carla R. Olivares

Print Name: ALBERT CUBEN

Print Name: Carla R. Olivares

GRANTOR

EWD SAN REMO LLC, a Florida limited liability company

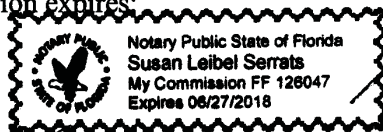
By: Eugene Will Drody, III
Title: manager

By: Susan L. Kahn Drody
Title: Manager

STATE OF FLORIDA
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 5 day of July, 2016 by Eugene Will Drody, III, as Manager of EWD SAN REMO LLC, a Florida limited liability company. He ☒ is personally known to me or ☐ who produced brown personally as identification.

My commission expires:

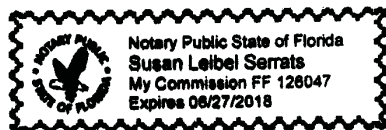


NOTARY PUBLIC, State of FLORIDA
Print name: Susan Serrats

STATE OF FLORIDA
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 5 day of July, 2016 by Susan L. Kahn Drody, as Manager of EWD SAN REMO LLC, a Florida limited liability company. She ☒ is personally known to me or ☐ who produced brown personally as identification.

My commission expires:



NOTARY PUBLIC, State of FLORIDA
Print name: Susan Serrats



CFN 20170225242
OR BK 30504 Pgs 2614-2616 (3Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0270

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 1 day of July, 2017 from **LEE DOUGLAS YODER** and **MARGARET YODER**, husband and wife, whose mailing address is 4800 Alhambra Circle, Coral Gables, FL 33146, and **TODD YODER**, a single man, whose mailing address is 6270 SW 49 Street, Miami, FL 33155 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit D-1 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

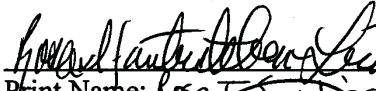
THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.


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


GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.


IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

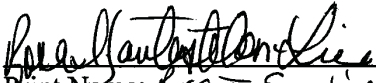
WITNESSES



Print Name: Rosa T. Santisteban-Licea


Print Name: Aida Rojas


Print Name: Rosa T. Santisteban-Licea


Print Name: Aida Rojas


Print Name: Rosa T. Santisteban-Licea


Print Name: Aida Rojas

GRANTOR


LEE DOUGLAS YODER


MARGARET YODER


TODD YODER

[Notary Blocks Appear on the Following Page]

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 1 day of JULY, 2016
by **LEE DOUGLAS YODER**, who ☒ is personally known to me or ☐ who produced _____
_____ as identification.

My commission expires:



Maria Morejon
NOTARY PUBLIC, State of FLORIDA
Print name: MARIA MOREJON

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 1 day of JULY, 2016
by **MARGARET YODER**, who ☒ is personally known to me or ☐ who produced _____
_____ as identification.

My commission expires:

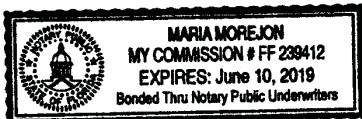


Maria Morejon
NOTARY PUBLIC, State of FLORIDA
Print name: MARIA MOREJON

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 1 day of JULY, 2016
by **TODD YODER**, who ☒ is personally known to me or ☐ who produced _____
_____ as identification.

My commission expires:



Maria Morejon
NOTARY PUBLIC, State of FLORIDA
Print name: MARIA MOREJON



CFN 2017R0225243
OR BK 30504 Pgs 2617-2618 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0280

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 13 day of July, 2017 from MAYUMI OZAKI TODD and ROCK TODD, her husband, whose mailing address is 9460 Easter Road, Miami, FL 33157 ("Grantor") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit D-2 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Rebecca Bennett
Print Name: Rebecca Bennett

Alberto Perez
Print Name: Alberto Perez

Yoichi Hirama
Print Name: Yoichi Hirama

Fumihito Hatayama
Print Name: Fumihito Hatayama

GRANTOR

Mayumi Ozaki Todd
MAYUMI OZAKI TODD

Rock Todd
ROCK TODD

STATE OF FLA.
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 13 day of July, 2016 by **MAYUMI OZAKI TODD**, who [] is personally known to me or [X] who produced Driver's License T300-721-61132-0 as identification.

My commission expires:
6-30-17

Juanita L. Mosley
NOTARY PUBLIC, State of FLA.
Print name: JUANITA L. MOSLEY

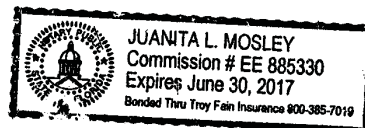


STATE OF FLA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 13 day of July, 2016 by **ROCK TODD**, who [] is personally known to me or [X] who produced Driver's License as identification.

My commission expires:
6-30-17

Juanita L. Mosley
NOTARY PUBLIC, State of
Print name: JUANITA L. MOSLEY





CFN 20170225244
OR BK 30504 Pgs 2619-2620 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidès, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0290

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 30 day of June, 2017 from CHARLES ESTALELLA f/k/a CARLOS ESTALELLA and MERCEDES ESTALELLA, husband and wife, whose mailing address is 6515 Red Maple Drive, Charlotte, NC 28277 ("Grantor") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit D-3 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Print Name: Perry A. Cowman

Print Name: James H. Thomas

Print Name: Perry A. Cowman

Print Name: James H. Thomas

GRANTOR

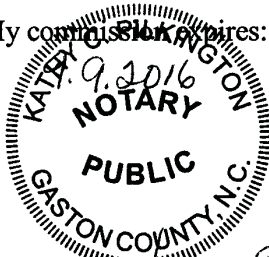
CHARLES ESTALELLA f/k/a CARLOS ESTALELLA

MERCEDES ESTALELLA

STATE OF North Carolina
COUNTY OF MECKLENBURG

The foregoing instrument was acknowledged before me this 30th day of June, 2016 by **CHARLES ESTALELLA f/k/a CARLOS ESTALELLA**, who [☒] is personally known to me or [☐ who produced NC DRIVERS LICENSE as identification.

My commission expires: 9.2.2016



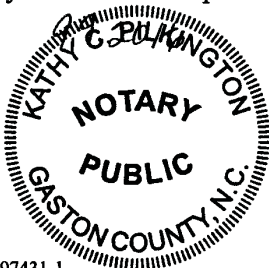
Kathy C. Pilkington
NOTARY PUBLIC, State of NC

Print name: Kathy C. Pilkington

STATE OF North Carolina
COUNTY OF MECKLENBURG

The foregoing instrument was acknowledged before me this 30th day of June, 2016 by **MERCEDES ESTALELLA**, who [☐] is personally known to me or [☒] who produced NC DRIVERS LICENSE as identification.

My commission expires: 9.2.2016



Kathy C. Pilkington
NOTARY PUBLIC, State of NC

Print name: Kathy C. Pilkington



CFN 2017R0225246
OR BK 30504 Pgs 2623-2624 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidès, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0300

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 29 day of June, 2016 from SHARON MADIA and MICHAEL MADIA, her husband, whose mailing address is 5233 East River Drive, Grand Island, NY 14702 ("**Grantor**") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit D-4 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.


THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES


Print Name: Susan Pitruzzella

Print Name: Amanda Reans


Print Name: Susan Pitruzzella


Print Name: Amanda Reans

GRANTOR


SHARON MADIA



MICHAEL MADIA

STATE OF New York)
COUNTY OF Erie)

The foregoing instrument was acknowledged before me this 29 day of June, 2016 by **SHARON MADIA**, who [] is personally known to me or [X] who produced NYS Driver License as identification.


My commission expires: March 10, 2020
DANIELLE M. MAJKA
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01MA6183035

My Commission Expires March 10, 2020
STATE OF New York)
COUNTY OF Erie)


NOTARY PUBLIC, State of New York
Print name: Danielle M. Majka

The foregoing instrument was acknowledged before me this 29 day of June, 2016 by **MICHAEL MADIA**, who [] is personally known to me or [X] who produced NYS Driver License as identification.

My commission expires: March 10, 2020


NOTARY PUBLIC, State of New York
Print name: Danielle M. Majka

DANIELLE M. MAJKA
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01MA6183035
My Commission Expires March 10, 2020



CFN 20170225248
OR BK 30504 Pgs 2627-2628 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0310

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 30 day of June, 2017 from **GEORGE PRENDES** and **BEATRIZ PRENDES**, husband and wife, whose mailing address is 5195 SW 75th Street, Miami, FL 33143 ("Grantor") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit D-5 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Print Name: Stephanie M. Soler

Print Name: Pedro A. Infante

Print Name: Stephanie M. Soler

Print Name: Pedro A. Infante

GRANTOR

GEORGE PRENDES

BEATRIZ PRENDES

STATE OF Florida
COUNTY OF Dade

The foregoing instrument was acknowledged before me this 30 day of June, 2016 by **GEORGE PRENDES**, who ☒ is personally known to me or [] who produced _____ as identification.

My commission expires: 2018



Stephanie Soler
NOTARY PUBLIC, State of Florida
Print name: Stephanie Soler

STATE OF Florida
COUNTY OF Dade

The foregoing instrument was acknowledged before me this 30 day of June, 2016 by **BEATRIZ PRENDES**, who ☒ is personally known to me or [] who produced _____ as identification.

My commission expires: 2018



Stephanie Soler
NOTARY PUBLIC, State of Florida
Print name: Stephanie Soler



CFN 2017R0225251
OR BK 30504 Pgs 2631-2632 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidès, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0320

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 6 day of July, 2016 from ANTHONY CHISENA and MARISA CHISENA, husband and wife, whose mailing address is 721 Biltmore Way, #702, Coral Gables, FL 33134 ("**Grantor**") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit D-6 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

[Signature]
Print Name: HORACIO CRUZ

[Signature]
Print Name: ISIDORO RIVERA

[Signature]
Print Name: HORACIO CRUZ

[Signature]
Print Name: ISIDORO RIVERA

GRANTOR

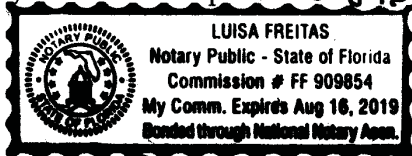
[Signature]
ANTHONY CHISENA

[Signature]
MARISA CHISENA

STATE OF Florida)
COUNTY OF MIAMI DADE)

The foregoing instrument was acknowledged before me this 6 day of July, 2016 by ANTHONY CHISENA, who [] are personally known to me or [] who produced _____ as identification.

My commission expires: Aug 16, 2019

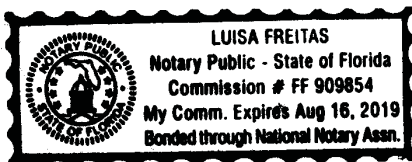


[Signature]
NOTARY PUBLIC, State of Florida
Print name: LUISA FREITAS

STATE OF Florida)
COUNTY OF MIAMI DADE)

The foregoing instrument was acknowledged before me this 6 day of July, 2016 by MARISA CHISENA, who [] are personally known to me or [] who produced _____ as identification.

My commission expires: Aug 16, 2019



[Signature]
NOTARY PUBLIC, State of Florida
Print name: LUISA FREITAS



CFN 2017R0225252
OR BK 30504 Pgs 2633-2634 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidés, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0330

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 7 day of JULY, 2017, from **MICHELLE C. FERNANDEZ f/k/a MICHELLE M. CASTRO**, a married woman, whose mailing address is 10650 SW 76th Avenue, Pinecrest, FL 33156 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit D-7 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject property is not the homestead property of Grantor nor contiguous to her homestead property. Grantor resides at 10650 SW 76th Avenue, Pinecrest, FL 33156.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

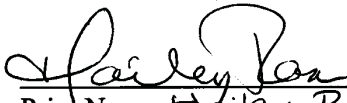
TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES


Print Name: Edison Encalca


Print Name: Daisy Rosa


GRANTOR

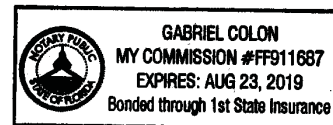

MICHELLE C. FERNANDEZ f/k/a
MICHELLE M. CASTRO

STATE OF Florida)
COUNTY OF Miami Dade)

The foregoing instrument was acknowledged before me this 7 day of July, 2016 by **MICHELLE C. FERNANDEZ f/k/a MICHELLE M. CASTRO**, who [] is personally known to me or [x] who produced Drivers license as identification.

My commission expires: Aug 23, 2019


NOTARY PUBLIC, State of Florida
Print name: Gabriel Colon





CFN 2017R0225259
OR BK 30504 Pgs 2646-2647 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidès, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0350

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 30 day of June, 2017 from SHAWN ROSEN-HOLTZMAN f/k/a SHAWN HOLTZMAN, a single woman, whose mailing address is 13001 SW 70th Avenue, Miami, FL 33156 (Grantor) to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 (Grantee).

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit D-9 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

ANA MON
Print Name: ANA MON

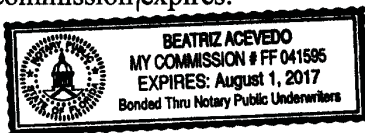
[Signature]
Print Name: Tan E/gu

GRANTOR

[Signature]
SHAWN ROSEN-HOLTZMAN f/k/a
SHAWN HOLTZMAN

STATE OF Florida)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 30 day of June, 2016 by SHAWN ROSEN-HOLTZMAN f/k/a SHAWN HOLTZMAN, who [] is personally known to me or ☒ who produced DL: R234-786-83-687-0 as identification. My commission expires:



[Signature]
NOTARY PUBLIC, State of Florida - Miami Dade
Print name: Beatriz Acevedo County



CFN 20170225260
OR BK 30504 Pgs 2648-2649 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidès, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0360

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 30th day of JUNE, 2017 from ALEXIS ZEQUEIRA, a married man, whose mailing address is 12 Bjorklund Avenue, Worcester, MA 01605 ("**Grantor**") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit E-1 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject property is not the homestead property of Grantor nor contiguous to his homestead property. Grantor resides at 12 Bjorklund Avenue, Worcester, MA 01605.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Jessica Zequeira
Print Name: Jessika Zequeira
Bern E. Hayker
Print Name: Bern E. Hayker

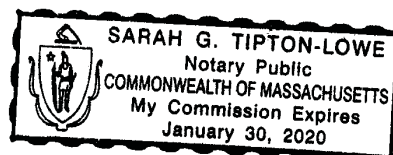
GRANTOR

ALEXIS ZEQUEIRA

STATE OF Massachusetts
COUNTY OF Worcester

The foregoing instrument was acknowledged before me this 30 day of June, 2016 by ALEXIS ZEQUEIRA, who ☒ is personally known to me or [] who produced personal knowledge as identification.
My commission expires:

Sarah G. Tipton-Lowe
NOTARY PUBLIC, State of Massachusetts
Print name: Sarah G. Tipton-Lowe





CFN 2017R0225262
OR BK 30504 Pgs 2651-2652 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0370

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 6th day of JULY, 2016 from SHAWN P. MARCOTTE and ANAMAE G. MARCOTTE, husband and wife, whose mailing address is 7966 SW 86th Terrace, Miami, FL 33143 ("**Grantor**") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit E-2 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

[Signature]
Print Name: Debra Sue Futcher

[Signature]
Print Name: Rita Martinez

[Signature]
Print Name: Elle Norich

[Signature]
Print Name: Javier Espino

GRANTOR

[Signature]
SHAWN P. MARCOTTE

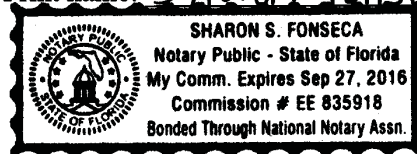
[Signature]
ANAMAE G. MARCOTTE

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 6 day of July, 2016 by **SHAWN P. MARCOTTE**, who ☒ is personally known to me or ☐ who produced _____ as identification.

My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida
Print name: Sharon Fonseca

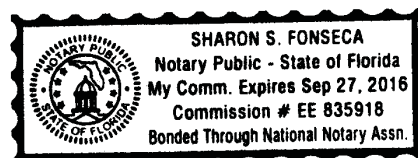


STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 6 day of July, 2016 by **ANAMAE G. MARCOTTE**, who ☒ is personally known to me or ☐ who produced _____ as identification.

My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida
Print name: Sharon Fonseca





CFN 2017R0225263
OR BK 30504 Pgs 2653-2654 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0380

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 30th day of JUNE, 2016, from **TCHAD-MARIE ANDERSON**, a single woman, whose mailing address is 1515 San Remo Avenue, #E3, Coral Gables, FL 33146 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit E-3 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

[Signature]
Print Name: Christina Santos

[Signature]
Print Name: Alexander Peña

GRANTOR

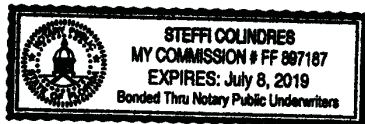
TCHAD-MARIE ANDERSON
TCHAD-MARIE ANDERSON

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 30th day of June, 2016
by **TCHAD-MARIE ANDERSON**, who [] is personally known to me or [] who produced
FL Drivers Lic. A536-800-46-971-0 as identification.

My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida
Print name: Steffi Colindres





CFN 20170225264
OR BK 30504 Pgs 2655-2656 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0390

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 29th day of JUNE, 2017, from **JORGE BALLESTE** and **BEATRIZ BUSTILLO**, husband and wife, whose mailing address is 8560 SW 149th Terrace, Palmetto Bay, FL 33158 ("Grantor") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit E-4 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Maria Toledo
Print Name: Mariana Toledo

Yadira Lopez
Print Name: Yadira Lopez

Maria Toledo
Print Name: Mariana Toledo

Yadira Lopez
Print Name: Yadira Lopez

GRANTOR

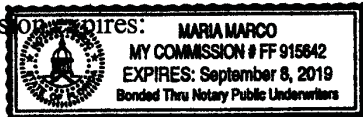
Jorge Balleste
JORGE BALLESTE

Beatriz Bustillo
BEATRIZ BUSTILLO

STATE OF Florida)
COUNTY OF Dade)

The foregoing instrument was acknowledged before me this 29 day of June, 2016 by **JORGE BALLESTE**, who ☒ is personally known to me or [] who produced _____ as identification.

My commission expires:

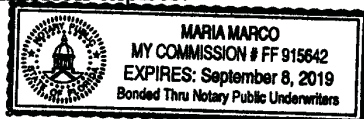


Maria Marco
NOTARY PUBLIC, State of Florida
Print name: Maria Marco

STATE OF Florida)
COUNTY OF Dade)

The foregoing instrument was acknowledged before me this 29 day of June, 2016 by **BEATRIZ BUSTILLO**, who ☒ is personally known to me or [] who produced _____ as identification.

My commission expires:



Maria Marco
NOTARY PUBLIC, State of Florida
Print name: Maria Marco



CFN 20170225266
OR BK 30504 Pgs 2659-2660 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0400

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 30 day of June, 2017 from EDGAR JONES and SUSAN JONES, husband and wife, whose mailing address is 515 Tivoli Avenue, Coral Gables, FL 33143 ("**Grantor**") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit E-5 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Emma Trieger
Print Name: Emma Trieger

J. Garcia
Print Name: Jenny Garcia

Emma Trieger
Print Name: Emma Trieger

J. Garcia
Print Name: Jenny Garcia

GRANTOR

Edgar Jones
EDGAR JONES

Susan Jones
SUSAN JONES

STATE OF Florida)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 30 day of June, 2016 by **EDGAR JONES**, who ☒ is personally known to me or [] who produced _____ as identification.

My commission expires:



Marta L. Grimes
NOTARY PUBLIC, State of Florida
Print name: Marta L. Grimes

STATE OF Florida)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 30 day of June, 2016 by **SUSAN JONES**, who ☒ is personally known to me or [] who produced _____ as identification.

My commission expires:



Marta L. Grimes
NOTARY PUBLIC, State of Florida
Print name: Marta L. Grimes



CFN 20170225269
OR BK 30504 Pgs 2664-2665 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0410

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 29 day of June, 2017, from JANET MEDINA, a single woman, whose mailing address is 7220 Red Road, South Miami, FL 33143 ("**Grantor**") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit E-6 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Milaide Davila
Print Name: MILAIDE DAVILA

Zaida P. Hernandez
Print Name: Zaida P. Hernandez

GRANTOR

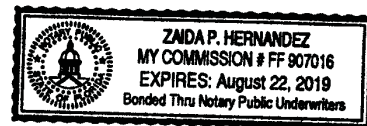
JANET MEDINA

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 29th day of June, 2016
by **JANET MEDINA** who [] is personally known to me or [X] who produced Florida Driver
License as identification.

My commission expires:

Zaida P. Hernandez
NOTARY PUBLIC, State of Florida
Print name: _____





CFN 2017R0225271
OR BK 30504 Pgs 2667-2668 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0420

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 5 day of July, 2017 from **SIDNEY LOWELL KAHN, IV**, a married man, whose mailing address is 68 Eaglebrook Drive, Somers, CT 06071 and **SUSAN M. KAHN**, a married woman, whose mailing address is 10520 Lakeside Drive, Coral Gables, FL 33156 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit E-7 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject property is not the homestead property of **SIDNEY LOWELL KAHN, IV** nor contiguous to his homestead property. **SIDNEY LOWELL KAHN, IV** resides at 68 Eaglebrook Drive, Somers, CT 06071.

Subject property is not the homestead property of **SUSAN M. KAHN** nor contiguous to her homestead property. **SUSAN M. KAHN** resides at 10520 Lakeside Drive, Coral Gables, FL 33156.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Reanna New
Print Name: Reanna New

Miranda Carter
Print Name: Miranda Carter

STEVE GUNN
Print Name: STEVE GUNN

CARLA OLIVARES
Print Name: CARLA OLIVARES

GRANTOR

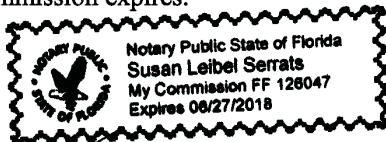
SIDNEY LOWELL KAHN, IV
Print Name: SIDNEY LOWELL KAHN, IV

SUSAN M. KAHN
Print Name: SUSAN M. KAHN

STATE OF FLORIDA
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 5 day of JULY, 2016 by SIDNEY LOWELL KAHN, IV, who [☒] is personally known to me or [☐] who produced known personally as identification.

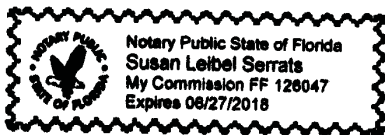
My commission expires:



STATE OF FLORIDA
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 5 day of JULY, 2016 by, SUSAN M. KAHN who [☒] is personally known to me or [☐] who produced known personally as identification.

My commission expires:



SUSAN SERRATS
NOTARY PUBLIC, State of FLORIDA
Print name: SUSAN SERRATS

SUSAN SERRATS
NOTARY PUBLIC, State of FLORIDA
Print name: SUSAN SERRATS



CFN 2017R0225272
OR BK 30504 Pgs 2669-2670 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$1,727.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0430

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 7 day of July, 2017, from **JEFF SCHRAM**, a married man, whose mailing address is 1215 Harbor Island Walk, Baltimore, MD 21230 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit E-8 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject property is not the homestead property of Grantor nor contiguous to his homestead property. Grantor resides at 1215 Harbor Island Walk, Baltimore, MD 21230.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Matthew Baroel
Print Name: Matthew Baroel

Diane Coleman
Print Name: Diane Coleman

GRANTOR

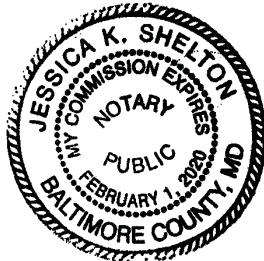
Jeff Schram
JEFF SCHRAM

STATE OF Maryland
COUNTY OF Baltimore

The foregoing instrument was acknowledged before me this 7 day of July, 2016 by **JEFF SCHRAM**, who [] is personally known to me or ☒ who produced Maryland Drivers License as identification.

My commission expires: 2-1-2020

Jessica K. Shelton
NOTARY PUBLIC, State of Maryland
Print name: Jessica K. Shelton





CFN 2017R0225273
OR BK 30504 Pgs 2671-2672 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0440

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 1 day of July, 2017, from **JOSE ALTET** and **MARIA LUISA ALTET**, husband and wife, whose mailing address is 11603 NW 69th Terrace, Doral, FL 33178 ("**Grantor**") to **SHOMA SAN REMO, LLC**, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit E-9 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Print Name: Lorraine Hilan

Print Name: Sofia Torres

Print Name: Lorraine Hilan

Print Name: Sofia Torres

GRANTOR

JOSE ALTET

MARIA LUISA ALTET

STATE OF Florida)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 1 day of JULY, 2016 by **JOSE ALTET**, who [] is personally known to me or [X] who produced Florida driver's license as identification.

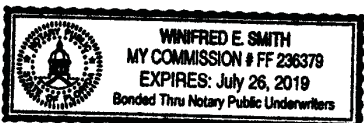
My commission expires:



STATE OF Florida)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 1 day of July, 2016 by **MARIA LUISA ALTET**, who [] is personally known to me or [X] who produced Florida driver's license as identification.

My commission expires:



Winifred E. Smith
NOTARY PUBLIC, State of Florida
Print name: Winifred E. Smith

Winifred E. Smith
NOTARY PUBLIC, State of Florida
Print name: Winifred E. Smith



CFN 2017R0225274
OR BK 30504 Pgs 2673-2676 (4Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0450

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 30th day of June, 2017 from VALIOUS FLORIDA CORPORATION, a Florida corporation, whose mailing address is c/o R&S International Law Group, LLC, 1000 Brickell Avenue, Suite 400, Miami, FL 33131 ("Grantor") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit F-1 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

GRANTOR

VALIOUS FLORIDA CORPORATION,
a Florida corporation

Sign: [Signature]
Print: TATORO PELIERREDO

By: [Signature]
Name: Marisa Telfeyan
Title: President

Sign: [Signature]
Print: PASQUA CONTRERAS

STATE OF MONTVIDEO)
COUNTY OF URUGUAY)

The foregoing instrument was acknowledged before me this 30 day of June, 2016, by Marisa Telfeyan, as President of Valious Florida Corporation, a Florida corporation. She is ☒ personally known to me or ☐ produced _____ as identification.

My commission expires: 2021.

[Signature]

[Signature]
NOTARY PUBLIC, State of MONTVIDEO-URUGUAY,
Print name: _____





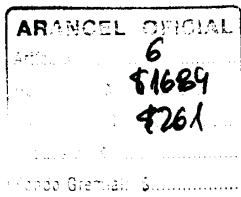
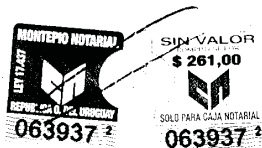
PAPEL NOTARIAL DE ACTUACIÓN

Fg N° 141349



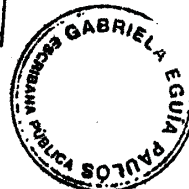
ESC. GABRIELA ELENA EGUIA PAULOS - 07696/7

GABRIELA EGUIA PAULOS, ESCRIBANA PUBLICA, CERTIFICO QUE: Las firmas que antecede, estampadas ante mí el 30 de junio del 2016, son auténticas y fueron puesta en mi presencia por las personas hábiles y de mi conocimiento, a saber: I) MARISA CLARA TELFEYAN FLORES, oriental, mayor de edad, divorciada de sus segundas nupcias con Pablo Cichevski, domiciliada en ésta ciudad en la calle Rambla Gandhi 359 apartamento 501 y titular de la Cédula de Identidad número 986.341-9, y en sus calidades de testigos: a) Isidro Melgarejo Da Costa, oriental, mayor de edad, domiciliado en Montevideo calle Carlos Pérez Montero 4531 bis y titular de la Cédula de identidad número 1.592.454-2 y b) Patricia Verónica González Rodríguez, oriental, mayor de edad, domiciliada en Montevideo calle Carlos de la vega 4873/3 y titular de la Cedula de identidad número 4.278.254-9, a quienes les leí el documento que antecede, el cual lo otorgaron y ratificaron por ante mí. EN FE DE ELLO y a solicitud de parte interesada, extendiendo el presente, que sello, signo y firmo en Montevideo el treinta de junio del dos mil dieciséis.



14

[Handwritten signature]





CFN 20170225275
OR BK 30504 Pgs 2677-2678 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapides, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:
03-4130-033-0460

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 6th day of JULY, 2017, from NAMOR HOLDINGS, LLC, a Florida limited liability company, whose mailing address is 1520 Consolata Avenue, Coral Gables, FL 33146 ("Grantor") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit F-2 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Print Name: Luis Perez

Print Name: Bridgett Aguilar

Print Name: Luis Perez

Print Name: Bridgett Aguilar

GRANTOR

NAMOR HOLDINGS, LLC, a Florida limited liability company

By: Angelo R. Rodriguez, as Manager

By: Patricia Rodriguez, as Manager

STATE OF FLORIDA)
COUNTY OF Miami Dade)

The foregoing instrument was acknowledged before me this 6 day of July, 2016 by Angelo R. Rodriguez, as Manager of **NAMOR HOLDINGS, LLC**, a Florida limited liability company. He [] is personally known to me or [X] who produced FL DRIVERS LIC. as identification.

My commission expires:  **LUIS F. CAMPO**
MY COMMISSION # FF 147589
EXPIRES: August 4, 2018
Bonded Thru Budget Notary Services

Luis Campo
NOTARY PUBLIC, State of FLORIDA
Print name: Luis Campo

STATE OF FLORIDA)
COUNTY OF Miami Dade)

The foregoing instrument was acknowledged before me this 6 day of July, 2016 by Patricia Rodriguez, as Manager of **NAMOR HOLDINGS, LLC**, a Florida limited liability company. She [] is personally known to me or [X] who produced FL DRIVERS LIC. as identification.

My commission expires:  **LUIS F. CAMPO**
MY COMMISSION # FF 147589
EXPIRES: August 4, 2018
Bonded Thru Budget Notary Services

Luis Campo
NOTARY PUBLIC, State of FL
Print name: Luis Campo



CFN 2017R0225278
OR BK 30504 Pgs 2681-2682 (2Pgs)
RECORDED 04/21/2017 14:11:20
DEED DOC TAX \$2,128.20
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
After Recording Return to:

Barry D. Lapidès, Esq.
Berger Singerman LLP
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Property Appraiser's Folio No.:

03-4130-033-0470

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 29th day of June, 2017, from ANTHONY ROMEO and CAROLINA ROMEO, husband and wife, whose mailing address is 8951 SW 62nd Court, Miami, FL 33156 ("**Grantor**") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit F-3 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

[Signature]
Print Name: Cossette Llanes

[Signature]
Print Name: Ivette Juarez

[Signature]
Print Name: Cossette Llanes

[Signature]
Print Name: Ivette Juarez

GRANTOR

[Signature]
ANTHONY ROMEO

[Signature]
CAROLINA ROMEO

STATE OF Florida
COUNTY OF Meade

The foregoing instrument was acknowledged before me this 29 day of June, 2016 by ANTHONY ROMEO, who ☒ is personally known to me or [] who produced _____ as identification.

My commission expires:



[Signature]
NOTARY PUBLIC, State of Florida
Print name: Kerstin Casas

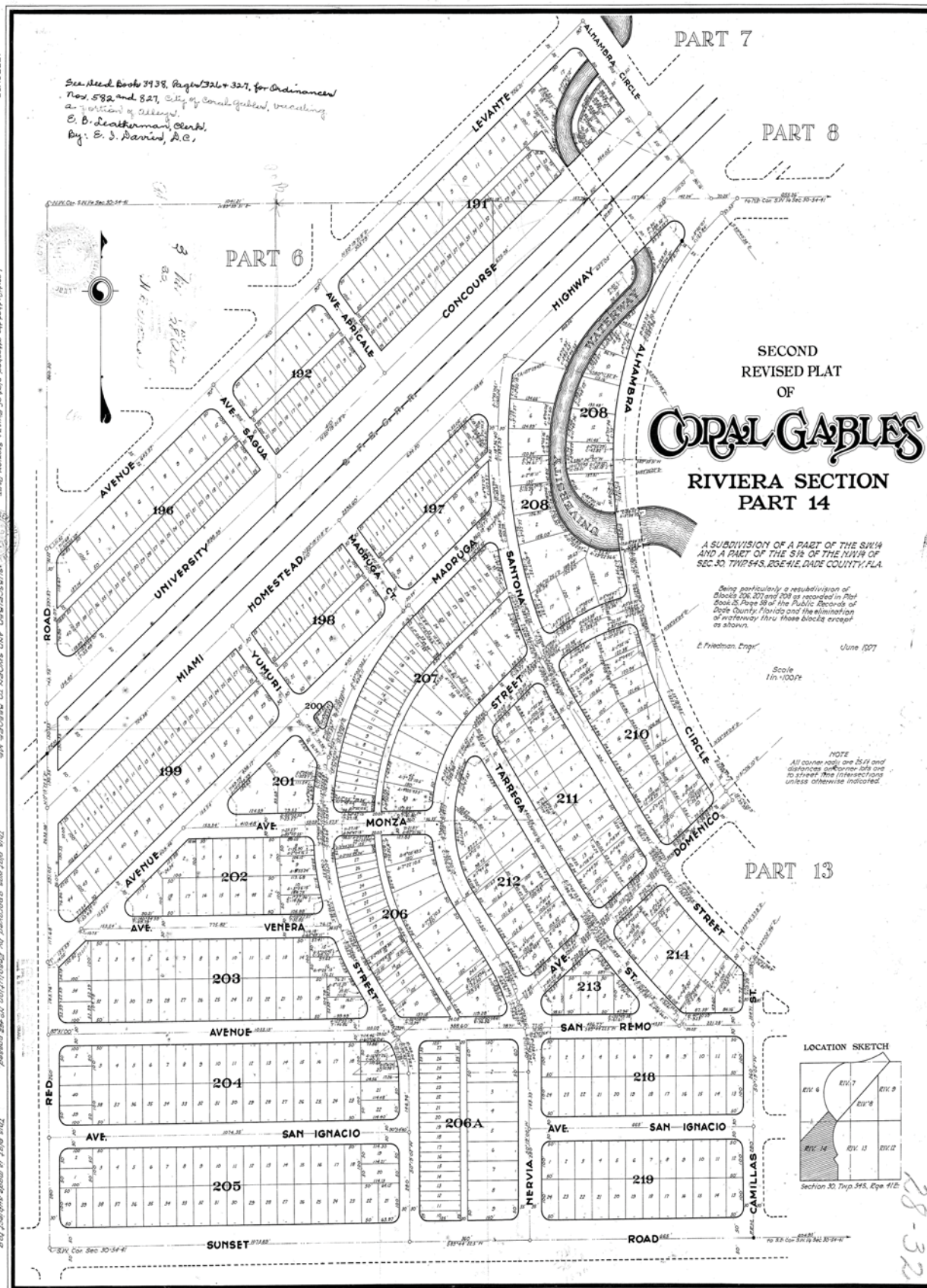
STATE OF Florida
COUNTY OF Meade

The foregoing instrument was acknowledged before me this 29 day of June, 2016 by CAROLINA ROMEO, who ☒ is personally known to me or [] who produced _____ as identification.

My commission expires:



[Signature]
NOTARY PUBLIC, State of Florida
Print name: Kerstin Casas



Permit the construction of an addition on the north side of the existing "Food Fair" store building, as shown on submitted plans, provided that any future additions to subject premises will be submitted to the Zoning Board for approval, and provided further, that parking and landscaping shall be provided and maintained on University Drive side of the premises;

located on All of Block 34, "Crafts Section" (3100 Ponce de Leon Boulevard Food Fair Store No. 268).

Motion for its adoption was made by Commissioner Dressel, seconded by Commissioner Evans. Resolution was adopted by the following roll call: "Yeas" - Commissioners Dressel, Evans, Murphy and Wilson; Mayor Searle. "Nays" - None.

Consideration was then given to Item 2066-Z of the Special Meeting of the Zoning Board of April 13, 1962. Present at the meeting was Mr. Solomon, Contractor. After discussion the following resolution was presented and read:

RESOLUTION NO. 9341

A RESOLUTION AUTHORIZING AN EXCEPTION TO ORDINANCE NO. 1005, AS AMENDED, AND KNOWN AS THE "ZONING CODE".

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the following exception to the provisions of Ordinance No. 1005, as amended, and known as the "Zoning Code", having been recommended by the Zoning Board at a Special Meeting of April 13, 1962, be and the same hereby is approved:

In connection with the construction of a commercial building permit the following:

1. The building to face on Yumuri Street;
2. (a) A 3' setback shall be provided and maintained on the south side of the proposed building for landscaping purposes;
- (b) The landscaping of the off-street parking area shall be submitted to and approved by the City Manager;
- (c) That a restrictive covenant shall be filed with the City Clerk to the effect that a 20 foot setback shall be provided and maintained along the west lines of Lots 11 and 23 for driveway purposes and tying the property together as one tract so long as the proposed building shall remain upon the property;

all of the above located on Lots 11 to 23, inclusive, Block 203, "Riviera Section Part 14" (West side of Yumuri Street between Avenue Venera and Avenue San Remo).

BBD119

Motion for its adoption was made by Commissioner Wilson, seconded by Commissioner Evans. Resolution was adopted by the following roll call: "Yeas" - Commissioners Dressel, Evans, Murphy and Wilson; Mayor Searle. "Nays" - None.

The following ordinance was presented and read:

ORDINANCE NO. 1282

AN ORDINANCE AMENDING THE "CODE OF THE CITY OF CORAL GABLES, FLORIDA" IN ARTICLE III "LICENSES, CERTIFICATES OF COMPETENCY, EXAMINATIONS", SECTION 9-15 "EXAMINATIONS; CLASSIFICATIONS"; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith.

which was passed and adopted on first reading on April 10, 1962 was read again in full. Motion for its adoption on second and final reading was made by Commissioner Murphy, seconded by Commissioner Wilson, and the ordinance was adopted by the following roll call: "Yeas" - Commissioners Dressel, Evans, Murphy and Wilson; Mayor Searle. "Nays" - None.

Thereupon Mayor Searle declared the ordinance passed and adopted and ordered its publication as Ordinance No. 1282.

The following resolution was presented and read:

RESOLUTION NO. 9342

A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT FOR DISPLAY CARD ADVERTISING ON MUNICIPALLY-OWNED BUSES.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the City Manager and City Clerk be and they hereby are authorized, on behalf of The City of Coral Gables, to execute a contract with PHILBIN & COINE, a partnership, for handling display card advertising space on all municipally-owned buses in accordance with the following terms and conditions, to-wit:

AGREEMENT

THIS AGREEMENT, made this _____ day of April, 1962, between THE CITY OF CORAL GABLES, party of the first part, and PHILBIN & COINE, a partnership with office at 406 Clark Building, Jacksonville 2, Florida, and 342 Madison Avenue, New York 17, New York, party of the second part.

WITNESSETH

1. The party of the first part, for itself, its successors and assigns, has let and by these presents does lease and grant unto the party of the second part, its successors and assigns, sole and exclusive available display card advertising space in, upon and about all the buses, now or hereafter owned or controlled by the party of the first part for

ORDINANCE NO. 1395

AN ORDINANCE AMENDING ORDINANCE NO. 1005, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY DEALING WITH A CHANGE OF ZONING ON LOTS 17 TO 24, INCLUSIVE, BLOCK 203, "RIVIERA SECTION PART 14", CORAL GABLES, FLORIDA; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, an application has been made for a change of zoning from CB Commercial Use to Apartment Use to permit the construction of an apartment building, facing Avenue San Remo, on Lots 17 to 24, inclusive, Block 203, and across an easement on the east side of Lot 19 and on the rear (west) on Lots 17 and 18, Block 203, all in "Riviera Section Part 14" at the northwest corner of Avenue San Remo and Yumuri Street, Coral Gables, Florida; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within 300', a public hearing was held before the Zoning Board of the City of Coral Gables on March 16, 1964, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Zoning Board at its regular meeting of March 16, 1964 recommended that the change of zoning be approved with certain provisions and limitations;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That Ordinance No. 1005, as amended, and known as the "Zoning Code", and in particular, that certain Building Content and Area District Map, Plate No. 11 attached to and by reference made a part thereof, be and the same hereby is amended to show a change of zoning on Lots 17 to 24, inclusive, Block 203, "Riviera Section Part 14" from CB Commercial Use to Apartment Use to permit the construction of an apartment building on subject property and across the easement on the east side of Lot 19 and on the rear, or west, on Lots 17 and 18; located on Lots 17 to 24, inclusive, Block 203, "Riviera Section Part 14", Coral Gables, Florida.

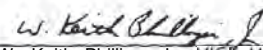
SECTION 2. That such apartment building, which is hereby permitted to face on Avenue San Remo, shall be constructed in accordance with the following terms and provisions, to-wit:

- (1) That a ten (10') foot setback shall be required from the rear, or north, property line of subject property.
- (2) That releases of easement of the east side of Lot 19 and on the west, or rear, of Lots 17 and 18, Block 203, shall be first obtained from all utilities companies, i.e. power, telephone, water and gas.
- (3) That, at time of construction, it is required by code to construct a masonry wall between the apartment property and commercial parking on Lots 10 to 16, inclusive, Block 203, then and in that event, it shall be the sole responsibility of the owner of Lots 17 to 24, inclusive, Block 203, "Riviera Section Part 14", to construct such wall at his expense.

SECTION 3. That all ordinances or parts of ordinances in conflict or inconsistent herewith are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS FOURTEENTH DAY OF APRIL, A. D. 1964.

APPROVED:


W. Keith Phillips, Jr.; VICE-MAYOR

ATTEST:


Loretta V. Sheehy, CITY CLERK

ORDINANCE NO. 1438

AN ORDINANCE AMENDING ORDINANCE NO. 1005, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY AMENDING SECTION 7.02 THEREOF, ENTITLED: "FACING IN SPECIFIC CASES" AND DEALING WITH A CHANGE OF ZONING ON LOTS 11, 12, 13, 14, 15 AND 16, BLOCK 203, "RIVIERA SECTION PART 14", CORAL GABLES, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, an application has been made for a change of zoning from CB Commercial Use to A-15 Apartment Use, 3027 square foot floor area, to permit construction of an apartment building to face on Avenue Venera; located on Lots 11, 12, 13, 14, 15 and 16, Block 203, "Riviera Section Part 14", SW corner of Avenue Venera and Yumuri Street, Coral Gables, Florida; and

WHEREAS, after notice of public hearing duly published and notification having been given to all property owners of record within 300 feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on August 31, 1964, at which hearing all persons interested were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting of August 31, 1964 recommended that the request for change of zoning and facing be approved;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That Ordinance No. 1005, as amended, and known as the "Zoning Code", and, in particular, that certain Building Content and Area District Map, Plate No. 11, attached to and by reference made a part hereof, be and the same is amended to show Lots 11, 12, 13, 14, 15 and 16, Block 203, "Riviera Section Part 14", Coral Gables, Florida, henceforth to be designated as having a change of zoning from CB Commercial Use to A-15 Apartment Use.

SECTION 2. That Section 7.02 of Ordinance No. 1005, as amended, and known as the "Zoning Code", and entitled: "Facing in Specific Cases" is hereby amended by adding thereto the following:

In Riviera Section Part 14

Lots 15 and 16, Block 203, "Riviera Section Part 14", shall be deemed to face on Avenue Venera.

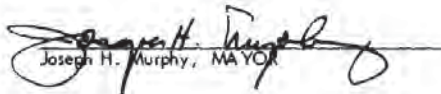
SECTION 3. That such change of use and such apartment building, which hereby is permitted to face on Avenue Venera, shall be subject to the following terms and conditions:

- (a) A ten (10') foot setback from the south property line of Lots 11 to 16, inclusive, Block 203, "Riviera Section Part 14", shall be maintained.
- (b) A release of the utility easement on the east side of lot 14 and on the rear, or west of Lots 17 and 18 of said block, is obtained from all utilities companies.
- (c) A masonry wall between the apartment property and commercial parking on adjacent property shall be constructed and maintained by the owner of Lots 11 to 16, inclusive, Block 203, "Riviera Section Part 14".

SECTION 4. That all ordinances or parts of ordinances in conflict or inconsistent herewith are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-NINTH DAY OF SEPTEMBER, A. D. 1964.

APPROVED:


Joseph H. Murphy, MAYOR

ATTEST:


Loretta V. Sheehy, CITY CLERK

In "Gables Estates No. Four"

- (1) Lots 4 and 7, Block 'G' 50 feet

In "Hammock Oaks Harbor"

- (1) A minimum rear setback of ten feet ~~shall~~ be maintained and required on all lots.

In "Hammock Oaks Harbor Section Two"

- (1) Lots 1 to 12, inclusive, Block 2 10 feet
 (2) Lot 45, Block 3 25 feet

In "Old Cutler Bay Section One"

- (1) All lots in Blocks 1, 2 and 3 10 feet

In "Riviera Circle"

- (1) Lots 1 and 10, Block 1 and Lot 1, Block 2 10 feet
 (2) Lots 2, 3, 4, 7, 8 and 9, Block 1 15 feet
 (3) Lots 5 and 6, Block 1 5 feet
 (4) Lots 2, 3 and 4, Block 2 20 feet from Riviera Court

In "Riviera Section Part Two"

- (1) Lot 2, Block 96 10 feet from the rear (West property line)

In "Riviera Section Part Eight"

- (1) Tract 'A' 50 feet (P.B. 46, Page 100)

In "Riviera Section Part Fourteen"

- (1) Lots 11 to 16, inclusive, Block 203 10 feet
 (2) Lots 17 to 24, inclusive, Block 203 10 feet

In "Singer Subdivision No. Two"

- (1) Lots 1 to 8, inclusive, Block 1 6 feet
 (2) Tract 'A' 5 feet from NW lot line
 (3) Tract 'B' 10 feet from S line

In "Welbon Subdivision"

- (1) Lots 1 and 30 10 feet from the S lot line

SECTION 6.14 SETBACK REQUIREMENTS FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT.

- (1) "A" Use Districts-General, Special Uses in "A" Use Districts and University of Miami Dormitories.

(a) Front Setback.

1. Twenty feet (20') minimum, provided however, that no point on the front of the building shall project into an imaginary plane established by an angle of 60° as projected from any point along a center line of the street to the front of the building.

(b) Side setback from inside property line.

1. Ten feet (10') minimum, plus one (1) additional foot setback for the entire building for each three feet (3') of building height above forty-five feet (45').

(c) Side setback from side to street.

1. Fifteen feet (15') minimum, plus one (1) additional foot setback for the entire building for each three feet (3') of building height above forty-five feet (45').

(d) Rear Setback.

1. Ten feet (10') minimum plus one (1) additional foot setback for the entire building for each three feet (3') of the building height above forty-five feet (45') where an alley is located at the rear of the site, or twenty feet (20') plus one (1) additional foot setback for the entire building for each three feet (3') of the building height above forty-five feet (45') where there is no alley at the rear of the site.

In "Hammock Oaks Harbor"

- (1) Lots 1 and 7, Block 1 shall be deemed to face North.
- (2) Lot 15, Block 1 shall be deemed to face East.
- (3) Lot 16, Block 1 shall be deemed to face West.

In "Hammock Oaks Harbor Section Two"

- (1) Lot 8, Block 3 shall be deemed to face East.
- (2) Lot 22, Block 3 shall be deemed to face South.
- (3) Lot 45, Block 3 shall be deemed to face North.

In "Old Cutler Bay Section One"

- (1) Lots 1 and 2, Block 1 shall be deemed to face North.
- (2) Lots 13, 14, 17, 18 and 20, Block 2 shall be deemed to face North.
- (3) Lot 21, Block 2 shall be deemed to face Westerly.
- (4) Lots 3 and 4, Block 3 shall be deemed to face Easterly.

In "Riviera Circle"

- (1) Lots 1 and 10, Block 1 and Lot 1, Block 2 shall be deemed to face Riviera Drive.
- (2) Lots 5 and 6, Block 1 shall be deemed to face West.
- (3) Lots 2, 3 and 4, Block 2 shall be deemed to face North.

In "Riviera Section Part Two"

- (1) Lots 1 and 2, Block 96 shall be deemed to face East on Le Jeune Road.
- (2) Lots 3 and 4, Block 96 shall be deemed to face South on Avenue Rosaro.
- (3) Lots 1 and 19, Block 104 shall be deemed to face Riviera Drive.
- (4) Lots 1 and 2, Block 37 shall be deemed to face Riviera Drive.
- (5) Lots 36 to 40, inclusive, Block 37 shall be deemed to face Riviera Drive.

In "Riviera Section Part Three"

- (1) Lots 10 and 11, Block 48 shall be deemed to face Orduna Drive.
- (2) Lots 12 to 15, inclusive, Block 48 shall be deemed to face Orduna Drive.
- (3) Lot 26, Block 85 shall be deemed to face Avenue Pisano.
- (4) Lots 1 and 2, Block 88 shall be deemed to face Granada Boulevard.

In "Riviera Section Part Fourteen"

- (1) Lots 15 and 16, Block 203, shall be deemed to face Avenue Venera.
- (2) Lots 17 and 18, Block 203 shall be deemed to face Avenue San Remo.

In "San Juan Estates"

- (1) Lot 6, "San Juan Estates" shall be deemed to face Old Cutler Road.

In "Singer Subdivision No. Two"

- (1) Lot 1, Block 1 shall be deemed to face Avenue Madruga and Turin Street.
- (2) Lot 4, Block 1 shall be deemed to face Turin Street.
- (3) Lots 5 and 8, Block 1 shall be deemed to face Maynada Street.
- (4) Tracts 'A' and 'B' shall be deemed to face Avenue Madruga and Turin Street.

In "Sunrise Harbour"

- (1) Lot 9, Block 2 and Lots 1 and 20, Block 1 shall be deemed to face South.
- (2) Lot 102, Block 2 shall be deemed to face West.

In "Welbon Subdivision"

- (1) Lots 1 and 30 shall be deemed to face Southwest Eighth Street.

8. BUILDING SITE REGULATIONS

SECTION 8.01 BUILDING SITES - GENERAL REGULATIONS. Every building or structure hereafter erected, constructed, reconstructed or structurally altered shall be located on a building site as herein defined, and in no case shall there be more than one building or structure on a building site, except as may be provided for herein concerning permitted accessory or subordinate buildings for auxiliary or accessory uses. No building site shall be so reduced or diminished that the yards or other open spaces hereby required shall be smaller than prescribed by this code, nor shall the density of population be increased in any manner except in conformity with the building and building site area regulations herein established.

SECTION 8.02 BUILDING SITES - R, D AND A USES, GENERAL. Except as may be provided hereinafter to the contrary, in connection with replats, subdivisions and specifically described lots or parcels of land, no building or structure designed for an R, D or A Use shall be constructed or erected upon a building site having a street frontage of less than 50 feet; nor shall more than one such building or structure be constructed or erected upon any one platted lot. Except as provided for under Section 8.11 hereof, no replat or subdivision for R, D and A Uses shall be approved where the building sites contain an area less than 10,800 square feet and having a street frontage of less than 100 feet.

ORDINANCE NO. 2307

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY AMENDING SECTION 5.13 THEREOF, ENTITLED, "FLOOR AREA RATIO REQUIREMENTS FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT", AS IT PERTAINS TO SUB-PARAGRAPH (3), AND BY ADDING SUB-PARAGRAPH (6) THEREOF, DEALING WITH THE FLOOR AREA RATIO OF "C" USE BUILDINGS FOUR (4) THROUGH SIX (6) STORIES IN HEIGHT IN BLOCKS 197, 198, 199, 201, 202, 203, 204 AND 205, RIVIERA SECTION PART 14, AND BY AMENDING SECTION 9.03 THEREOF, ENTITLED, "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS", AS IT PERTAINS TO SUB-PARAGRAPH (g) 1 AND BY DELETING SUB-PARAGRAPH (i) THEREOF, DEALING WITH THE HEIGHT OF BUILDINGS IN BLOCKS 197, 198, 199, 201, 202, 203, 204 AND 205, RIVIERA SECTION PART 14; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HERewith.

WHEREAS, after notice duly published and notification of all affected property owners of record as determined by the Planning and Zoning Board, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables, Florida on February 26, 1979 at which hearing all interested persons were afforded an opportunity to be heard, and

WHEREAS, the Planning and Zoning Board at said meeting recommended that Sections 5.13 and 9.03 of Ordinance No. 1525, as amended, and known as the "Zoning Code" entitled, "Floor Area Ratio Requirements For Buildings Four (4) Or More Stories In Height" and "Height Of Buildings - Specific Locations", respectively, be amended as to the Floor Area Ratio of "C" use buildings four (4) thru six (6) stories in height and the height of buildings in Blocks 197, 198, 199, 201, 202, 203, 204 and 205, Riviera Section Part 14,

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the effective date of this ordinance, sub-paragraph (3) of Section 5.13, entitled, "FLOOR AREA RATIO REQUIREMENTS FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT" of Ordinance No. 1525, as amended, and known as the "Zoning Code" shall be and the same is hereby amended to read as follows:

- (3) Maximum floor area ratio for "C" and "M" Use Districts, Special Uses in "C" or "M" Use Districts, excluding buildings in Blocks 197, 198, 199, 201, 202, 203, 204 and 205, Riviera Section Part 14, apartments, ~~apartment-hotels~~ and hotels.

HEIGHT OF PRINCIPAL BUILDING IN STORIES	-	MAXIMUM F.A.R
4 through 13		3.00

In computing the Floor Area Ratio (F.A.R.) for commercial buildings, the site area used for off-street parking shall be included as part of the building site, provided that the off-street parking area commences within five hundred (500) feet of the actual building site and is joined with the building site by a Unity of Title.

SECTION 2. That from and after the effective date of this ordinance, Section 5.13 entitled, "FLOOR AREA RATIO REQUIREMENTS FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT" of Ordinance No. 1525, as amended, and known as the "Zoning Code" shall be and the same is hereby amended by adding thereto sub-paragraph (6) which shall read as follows:

- (6) Maximum Floor Area Ratio for "C" use buildings four (4) thru six (6) stories in height in Blocks 197, 198, 199, 201, 202, 204, 205 and Lots 1 thru 10, inclusive and Lots 25 thru 34, inclusive, Block 203, Riviera Section Part 14 shall be as follows:

HEIGHT OF PRINCIPAL BUILDING IN STORIES	MAXIMUM F.A.R.
4 through 6, inclusive	1.5

AAA-48

In computing the Floor Area Ratio (F.A.R.), for commercial buildings, the site area used for off-street parking shall be included as part of the building site, provided that the off-street parking area commences within five hundred (500) feet of the actual building site and is joined with the building site by a Unity of Title.

SECTION 3. That from and after the effective date of this ordinance, sub-paragraph (g) of Section 9.031, entitled, "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS" of Ordinance No. 1525, as amended, and known as the "Zoning Code" shall be and the same is hereby amended to read as follows:

- (g) 1. No building or structure shall be constructed or erected on the following described property to a height exceeding three (3) stories, nor shall such building exceed a height of forty-five (45) feet:

IN SECTION "K"

Lots 1, 2, 3 and 4 in Blocks 8, 9, 18, 19, 26, 27, 35 and 36
 Lots 45, 46, 47 and 48 in Blocks 8, 9, 18, 19, 26, 27 and 35

IN CRAFTS SECTION

Lots 1, 2, 3 and 4 in Blocks 9, 16 and 17
 Lots 45, 46, 47 and 48, in Blocks 8, 9, 16 and 17

IN RIVIERA SECTION PART 14

Lots 8 thru 21, Inclusive, Block 192
 Lots 13 thru 40, Inclusive, Block 196
 Lots 10 thru 29, Inclusive, Block 206
 All Lots in Blocks 206A, 207 and 208

2. No apartment building shall be constructed or erected on the following described property to a height exceeding four (4) stories, nor shall such building exceed a height of forty-five (45) feet including penthouses.

IN RIVIERA SECTION PART 14

All Lots in Blocks 201 and 202
 Lots 3 thru 31, Inclusive, Block 203
 Lots 4 thru 37, Inclusive, Block 204
 Lots 4 thru 37, Inclusive, Block 205

3. No commercial building shall be constructed or erected on the following described property to a height exceeding four (4) stories, nor shall such building exceed a height of forty-five (45) feet.

IN RIVIERA SECTION PART 14

All lots in Blocks 201 and 202
 Lots 3 thru 10, Inclusive and Lots 25 thru 31, Inclusive, Block 203
 Lots 4 thru 37, Inclusive, Block 204
 Lots 4 thru 37, Inclusive, Block 205

SECTION 4. That from and after the effective date of this ordinance, sub-paragraph (i) of Section 9.031, entitled, "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS" of Ordinance No. 1525, as amended and known as the "Zoning Code", shall be and the same is hereby amended by deleting the following:

- (i) IN RIVIERA SECTION PART 14

All Lots and Tracts in Blocks 197, 198 and 199

SECTION 5. That from and after the effective date of this ordinance, Section 9.031 entitled, "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS" of Ordinance No. 1525, as amended, and known as the "Zoning Code", shall be and the same is hereby amended by adding thereto sub-paragraph (u) which shall read as follows:

- (u) Commercial buildings and/or structures may be erected or altered on the following described property to a height not exceeding six (6) stories nor seventy-two (72) feet -including penthouses, scenery lofts, cabanas, towers, cupolas, steeples and domes; providing, however, that air conditioning equipment rooms, elevator shafts and elevator mechanical equipment rooms may exceed the seventy two (72) foot height:

IN RIVIERA SECTION PART 14

All Lots and Tracts in Blocks 197, 198 and 199
 Lots 1, 2, 32, 33 and 34, Block 203
 Lots 1, 2, 3, 38, 39 and 40, Block 204
 Lots 1, 2, 3, 38, 39 and 40, Block 205

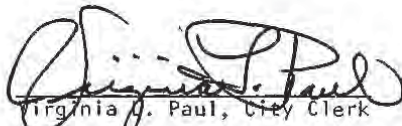
SECTION 6. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-SEVENTH DAY OF MARCH, A. D., 1979.

APPROVED:


 James S. Dunn, Mayor

ATTEST:


 Virginia C. Paul, City Clerk

AAA748

ORDINANCE NO. 2362

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY AMENDING SECTION 5.13 THEREOF, ENTITLED, "FLOOR AREA RATIO REQUIREMENTS FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT", AS IT PERTAINS TO SUB-PARAGRAPH (3); BY AMENDING SUB-PARAGRAPH (6) THEREOF, BY DELETING THEREFROM BLOCKS 197, 198 AND 199; AND BY ADDING SUB-PARAGRAPH (7) THERETO, DEALING WITH THE FLOOR AREA RATIO OF "C" USE BUILDINGS FOUR (4) STORIES IN HEIGHT IN THE "CALLAHAN TRACT", CERTAIN PROPERTY IN RIVIERA SECTION PARTS 8 AND 14, CERTAIN PROPERTY IN "RIVIERA WATERWAYS" AND "ADDITION TO RIVIERA WATERWAYS"; BY AMENDING SECTION 9.031 THEREOF, ENTITLED, "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS" BY DEALING WITH THE HEIGHT OF BUILDINGS IN THE "CALLAHAN TRACT", RIVIERA SECTION PARTS 8 AND 14, "RIVIERA WATERWAYS" AND "ADDITION TO RIVIERA WATERWAYS"; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the effective date of this ordinance, sub-paragraph (3) of Section 5.13, entitled, "FLOOR AREA RATIO REQUIREMENTS FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT", of Ordinance No. 1525, as amended, and known as the "Zoning Code", shall be and it is hereby amended to read as follows:

- (3) Maximum floor area ratio for "C" and "M" Use Districts, Special Uses in "C" or "M" Use Districts, excluding buildings in Blocks 197, 198, 199, 201, 202, 203, 204 and 205, Riviera Section Part 14, that portion of the Callahan Tract bounded on the North by South Dixie Highway, on the East by Turin Street, on the South by Avenue Madruga and on the West by Mariposa Court, Lots 1 thru 13, Inclusive, Block 148; Lots 1, 17, 26 and 27 in Block 155, Lots 27, 28, 29, 30 and 31 in Block 156, and Tract "A", Riviera Section Part 8; Lots 1 and 2, Block 5 and Lots 1, 2, 3 and 4, Block 6, Riviera Waterways; and Tract "K" Addition to Riviera Waterways, apartments, ~~apartment-hotels~~ and hotels.

HEIGHT OF PRINCIPAL
BUILDING IN STORIES

MAXIMUM
F. A. R.

4 THRU 13

3.00

In computing the Floor Area Ratio (F.A.R.) for commercial buildings, the site area used for off-street parking shall be included as part of the building site, provided that the off-street parking area commences within five hundred (500) feet of the actual building site and is joined with the building site by a Unity of Title.

SECTION 2. That from and after the effective date of this ordinance, sub-paragraph (6) of Section 5.13, entitled, "FLOOR AREA RATIO REQUIREMENTS FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT", of Ordinance No. 1525, as amended, and known as the "Zoning Code", shall be and it is hereby amended to read as follows:

- (6) Maximum floor area ratio for "C" use buildings four (4) thru six (6) stories in height in Blocks 201, 202, 204, 205 and Lots 1 thru 10, Inclusive and Lots 25 thru 34, Inclusive, Block 203, Riviera Section Part 14 shall read as follows:

HEIGHT OF PRINCIPAL
BUILDING IN STORIES

MAXIMUM
F. A. R.

4 thru 6

1.5

In computing the Floor Area Ratio (F.A.R.) for -commercial buildings, the site area used for off-street parking shall be included as part of the building site, provided that the off-street parking area commences within five hundred (500) feet of the actual building site and is joined with the building site by a Unity of Title.

SECTION 3. That from and after the effective date of this ordinance, Section 5.13 entitled, "FLOOR AREA RATIO REQUIREMENTS FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT", of Ordinance No. 1525, as amended, and known as the "Zoning Code", shall be and it is hereby amended by adding thereto subparagraph (7) which shall read as follows:

- (7) Maximum Floor Area Ratio for "C" use buildings four (4) stories in height located on the following described property,

IN CALLAHAN TRACT

That portion of the Callahan Tract bounded on the North by South Dixie Highway, on the East by Turin Street, on the South by Avenue Madrugua and on the West by Mariposa Court.

IN RIVIERA SECTION PART 8

Lots 1 thru 13, Inclusive, Block 148
 Lots 1, 17, 26 and 27 in Block 155
 Lots 27, 28, 29, 30 and 31 in Block 156
 Tract "A"

IN RIVIERA SECTION PART 14

All lots and tracts in Blocks 197, 198 and 199

IN RIVIERA WATERWAYS

Lots 1 and 2 in Block 5
 Lots 1, 2, 3 and 4 in Block 6

IN ADDITION TO RIVIERA WATERWAYS

Tract "K"

shall not exceed the following:

HEIGHT OF PRINCIPAL BUILDING IN STORIES	MAXIMUM F. A. R.
4	1.5

In computing the Floor Area Ratio (F.A.R.) for commercial buildings, the site area used for off-street parking shall be included as part of the building site, provided that the off-street parking area commences within five hundred (500) feet of the actual building site and is joined with the building site by a Unity of Title.

SECTION 4. That from and after the effective date of this ordinance, sub-paragraphs (g) (2) and (3) of Section 9.031, entitled, "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS", of Ordinance No. 1525, as amended, and known as the "Zoning Code", shall be and they are hereby amended to read as follows

- (g) 2 No apartment building shall be constructed or erected on the following described property to a height exceeding four (4) stories, nor shall such building exceed a height of forty-five (45) feet including penthouses

IN RIVIERA SECTION PART 14

All lots and tracts in Blocks 197, 198 and 199
 All lots in Blocks 201 and 202
 Lots 3 thru 31, Inclusive, Block 203
 Lots 4 thru 37, Inclusive, Block 204
 Lots 4 thru 37, Inclusive, Block 205

AAA748

IN RIVIERA WATERWAYS

Lots 1 and 2 . . . in Block 5

IN ADDITION TO RIVIERA WATERWAYS

Tract "K"

- (3) No commercial building shall be constructed or erected on the following described property to a height exceeding four (4) stories, nor shall such building exceed a height of forty-five (45) feet.

IN CALLAHAN TRACT

That portion of the Callahan Tract bounded on the North by South Dixie Highway, on the East by Turin Street, on the South by Avenue **Madruga** and on the West by **Mariposa** Court.

IN RIVIERA SECTION PART 8

Lots 1 thru 13, Inclusive, Block 148
 Lots 1, 17, 26 and 27 in Block 155
 Lots 27, 28, 29, 30 and 31 in Block 156
 Tract "A"

IN RIVIERA SECTION PART 14

All lots and tracts in Block 197, 198 and 199
 All lots in Block 201 and 202
 Lots 3 thru 10, Inclusive and Lots 25 thru 31, Inclusive, Block 203
 Lots 4 thru 37, Inclusive, Block 204
 Lots 4 thru 37, Inclusive, Block 205

IN RIVIERA WATERWAYS

Lots 1 and 2 . . . in Block 5
 Lots 1, 2, 3 and 4 in Block 6

IN ADDITION TO RIVIERA WATERWAYS

Tract "K"

SECTION 5. That from and after the effective date of this ordinance, sub-paragraph (h) of Section 9.031, entitled, "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS", of Ordinance No. 1525, as amended, and known as the "Zoning Code", shall be and it is hereby amended to read as follows:

- (h) Apartment buildings and/or structures may be erected or altered to a height not **exceeding** six (6) stories nor seventy (70) feet including penthouses, scenery lofts, cabanas, towers, cupolas, steeples and domes on the following described property to-wit:

IN BILTMORE SECTION

Lots 3 thru 15, Inclusive, in Block 11
 Lots 1, 2, 3 and 4 in Block 12
 Lots 1 thru 19, Inclusive, in Block 13

IN DOUGLAS SECTION

Lots 1 thru 8, Inclusive, in Block 1
 Lots 1 thru 6, Inclusive, in Block 10
 Lots 8, 9 and 10 in Block 10
 Lots 1 thru 10, Inclusive, in Block 18
 Lot "A" between Blocks 10 and 18
 Lot "B" between Blocks 1 and 10
 Lot "C" between Blocks 18 and 27

Lots 1 thru 5, Inclusive, in Block 27
Lots 7, 8, 9 and 10 in Block 27
Lots 1 thru 5, Inclusive, in Block 34
Lots 7 thru 12, Inclusive, in Block 34

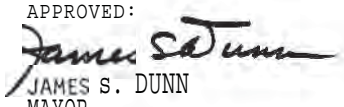
IN SECTION "K"

Lots 1 thru 24, Inclusive, in Block 1

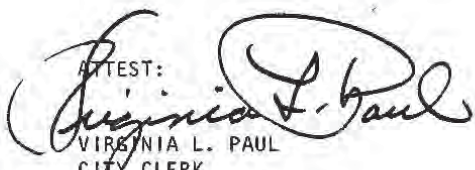
SECTION 6. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS SEVENTEENTH DAY OF DECEMBER, A. D., 1980.

APPROVED:


JAMES S. DUNN
MAYOR

ATTEST:


VIRGINIA L. PAUL
CITY CLERK

PERI ZANELLI
DEPUTY CITY CLERK

AAA748

That the following exceptions to the provisions of Ordinance No. 1005, as amended, and known as the "Zoning Code", having been recommended by the Planning and Zoning Board at its regular meeting of June 21, 1965, be and the same hereby are approved, to-wit:

(2734-Z)

Grant renewal of Resolution No. 10722, passed and adopted July 14, 1964, permitting the continuation of operation of a rental agency and automotive vehicle repair shop on subject premises occupied by Henderson's Portion Pak; said agency and repair shop located in the rear of the building, having no street frontage; and used solely for leasing and repair of motor vehicles to Henderson's Portion Pak, on a year-to-year basis, subject to renewal provided no complaints are received; located on Lots 17 and 18, Block 1, "Industrial Section", rear portion of 4120 Laguna Street, Coral Gables, Florida.

(2735-Z)

In connection with alterations to an existing family residence on subject property, permit the following:

- (a) Construction of a flat roof without a parapet between San Vicente Street and the residence building;
- (b) Installation of an outside door to an existing family room;

all of the above located on Lot 4, Block 267, "Riviera Section Part Eleven", 6710 LeJeune Road, Coral Gables, Florida.

(2746-Z)

In connection with construction of a detached garage, permit the garage to have a side setback from the West property line of two (2') feet, six (6") inches instead of five (5') feet as required by the Zoning Code; located on Lot 23, Block 2, "Section B", 433 Avenue Navarre, Coral Gables, Florida.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner

Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman,

Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The following resolution was presented and read:

RESOLUTION NO. 11500

A RESOLUTION AUTHORIZING EXCEPTIONS TO ORDINANCE NO. 1005, AS AMENDED; AND: KNOWN AS THE "ZONING CODE".

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the following exceptions to the provisions of Ordinance No. 1005, as amended, and known as the "Zoning Code", having been recommended by the Planning and Zoning Board at its regular meeting of July 6, 1965, be and the same hereby are approved, to-wit:

(2752-Z)

Permit installation of a ten (10') foot high chain link fence to be used as a backstop for a tennis court on subject property/said chain link fence extending across both court ends and running along both sides for a distance of twenty (20') feet from the corners, as shown on submitted sketch, provided the backstop is landscaped; located on Lots 5 and 6, Block 'B', "Gables Estates No. Two", 555 Leucadendra Drive, Coral Gables, Florida.

(2758-Z)

Permit offstreet parking for a proposed apartment building located on subject premises, having spaces eight (8') feet wide and a minimum of twenty-two (22') feet maneuvering area as originally designed in accordance with Ordinance No. 1389; located on Lots 17 to 24, inclusive, Block 203, "Riviera Section Part Fourteen", Northwest corner of Avenue San Remo and Yumuri Street, Coral Gables, Florida.

Motion for its adoption was made by Commissioner Murphy, seconded by Commissioner Phillips. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

Present at the meeting at this time was Mr. Lee Lincoln who had offered to exchange property at the "Prado Entrance", described as Blocks 74 and 75, "Granada Section", for property of equal size located at the Kendall Soil Pit, which he stated he wished to use as a recreational center for the handicapped, but now withdrew the offer because of previous negotiations.

Present at this time was Mr. H. A. Prebianca, to request that the use of Lot 7, Block 17, "Crafts Section" revert to its former CC Use in order to make it rentable and useful. The following ordinance was presented and read:

ORDINANCE

AN ORDINANCE REPEALING ORDINANCE NO. 1144, PASSED AND ADOPTED BY THE CITY OF CORAL GABLES ON NOVEMBER 24, 1964:

upon first reading. Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Ordinance was adopted on first reading by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2014-255

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING MIXED USE SITE PLAN REVIEW PURSUANT TO ZONING CODE ARTICLE 4, "ZONING DISTRICTS", DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS", SECTION 4-201, "MIXED USE DISTRICT (MXD)", FOR THE MIXED USE PROJECT REFERRED TO AS "SHOMA PARK TOWER" ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 11-16, BLOCK 203, RIVIERA SECTION PART 14 (1500 VENERA AVENUE), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application was submitted requesting mixed use site plan review for the mixed use project referred to as "Shoma Park Tower" on the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and

WHEREAS, the Application requires City of Coral Gables mixed use site plan review and public hearing consideration pursuant to the Zoning Code Mixed Use District (MXD) provisions and applicable Comprehensive Plan Mixed Use District (MXD) provisions; and

WHEREAS, the proposed mixed use site plan for the project referred to as "Shoma Park Tower" is being submitted concurrently with a proposed change of zoning from Multi-Family 2 District (MF2) to Commercial District (C) and change of land use from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity", and

WHEREAS, Staff finds that the criteria for reviewing and recommending on a proposed mixed use site plan are provided in Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", and that the proposed mixed use site plan referred to as "Shoma Park Tower" has met those standards; and

WHEREAS, after notice of public hearing duly published and courtesy notifications of all property owners of record within one-thousand (1000) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on October 8, 2014, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the Planning and Zoning Board's October 8, 2014 meeting, the Board recommended approval of the proposed "Shoma Park Tower" mixed use site plan (vote: 6-1) subject to conditions of approval; and

WHEREAS, the City Commission on October 28, 2014, approved the proposed change of land use (vote: 5-0) and change of zoning (vote: 5-0) submitted concurrently with the mixed use site plan on first reading; and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on November 18, 2014, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for mixed use site plan review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

SECTION 2. The proposed mixed use site plan review for the mixed use project referred to as "Shoma Park Tower" on the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida, shall be and is hereby approved subject to all of the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:
 - a. Applicant's Planning and Zoning Board submittal package dated 10.08.14, prepared by Behar Font & Partners, P.A.
 - b. Traffic Impact Study, dated August 2014 prepared by David Plummer and Associates.
 - c. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
2. Restrictive covenant. Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
3. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
 - a. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a result of the project.
 - b. Construction information/contact. Provide written notice to all properties within five hundred (500) feet of the Shoma Park Tower project (1500 Venera Avenue), providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
 - c. Comply with all City requirements for Art in Public Places, which will include either a contribution to the Art in Public Places Fund, or having the proposed artist and public art concept be reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. The Applicant's compliance with all requirements

of the Art in Public Places program shall be coordinated by the Director of Economic Sustainability.

4. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the Shoma Park Tower project (1500 Venera Avenue) boundaries of any proposed partial street/alley closures as a result of the project's construction activity. Complete street/alley closure shall be prohibited.
5. Prior to the issuance of a Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
 - a. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Planning & Zoning and Parking.
 - b. Undergrounding of overhead utilities. In accordance with Zoning Code Article 4 "Zoning Districts", more specifically, Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Table 1, sub-section L, "Utilities", the Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Public Service and Planning & Zoning.
6. Applicant agrees, subject to the consent and cooperation of the neighboring property owner(s) at 6705 Red Road, to consolidate the pedestrian walkway it is proposing for the western end of its property with the existing pedestrian walkway located at the eastern end of the property at 6705 Red Road with all improvements being installed, and work done, at Applicant's expense. If such consolidated walkway is not feasible or consented to, then the Applicant agrees to provide a 5 foot wide pedestrian walkway at the western end of its property.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

SECTION 5. That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS EIGHTEENTH DAY OF NOVEMBER, A.D., 2014.
(Moved: Quesada / Seconded: Lago)
(Yeas: Lago, Quesada, Keon, Kerdyk, Cason)
(Unanimous: 5-0 Vote)
(Agenda Item: E-9)

APPROVED:



JIM CASON
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN
CITY ATTORNEY

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Information Statement

This Concurrency Information Statement is for informational purposes only and reflects the availability of public services only at the time statement is issued.

The available capacity for each public service is monitored and updated as development orders are issued by the city, and the applicant cannot be assured that the necessary public services will be available for a development order (e.g. any change in use) at a future date.



1500 Venera/1515 San Remo
1515 San Remo Avenue
Coral Gables, FL

Multi Family Dwellings: 172 units
Department Store: 30000 Sq.Ft.
STATUS=P

Date Printed: 10/27/2016

Development Order: 0

Record Number: 3268

Assoc. Demolition Record: 0

Zones:

Trfflc	Fire Protection	Flood Protection	Parks and Recreation
51	201	X-500	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	2287			OK	Within Urban Infill Area
Golf Course	0.028666681	47.41	0.3981234684	OK	
Tennis Courts	0.286666638	40.35	3.9812330632	OK	
Racquetball Courts	0.03741	6.23	0.519624	OK	
BAsketball Courts	0.12298	15.34	1.708172	OK	
Ball Diamonds	0.07697	6.27	1.069008	OK	
Playing Fields	0.07697	7.27	1.069008	OK	
Swimming Pools	0.0086	3.13	0.11089	OK	
Equipped Playing Areas	0.086	6.34	1.1949	OK	
Special Recreation Facilities	1.29	93.84	16.63	OK	
Neighborhood Parks (acres)	0.3225	5.62	4.4797	OK	
Mini Parks (acres)	0.0172	0.97	0.23888	OK	
Open Space (acres)	0.043	1.53	0.5981	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$190.31

Statement Issued by:

Application Date: 10/27/2016

Expiration Date: N/A

Comments: PROPOSED NEW DEVELOPMENT - (172) MULTI-FAMILY UNITS AND RETAIL (30,025.0) SF

Although the purposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools

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Mari Tere Rojas

December 8, 2016

VIA ELECTRONIC MAIL

Mr. Raul Carreras
Bermello Ajamil & Partners Inc.
2601 S Bayshore Drive, Suite 1000
Miami, FL 33133

rcarreras@bermelloajamil.com

RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS

1500 VENERA / 1515 SAN REMO

LOCATED AT 1500 VENERA AVENUE AND AT THE NORTHWEST CORNER OF SAN REMO AVENUE AND YUMURI STREET

PH0316102700884 – FOLIO Nos.: 0341300091040, 0341300330001

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 84 multifamily units, which generate 10 students: 4 elementary, 3 middle and 3 senior high students. At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-7287.

Best regards,

Nathaly Simon
Supervisor

NS:ns

L-160

Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
City of Coral Gables
School Concurrency Master File

Planning, Design & Sustainability

Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • ariio@dadeschools.net

**Miami-Dade County Public Schools****Concurrency Management System
Preliminary Concurrency Analysis**

MDCPS Application Number: PH0316102700884 Local Government (LG): Coral Gables
Date Application Received: 10/27/2016 11:05:36 AM LG Application Number: DR-16-09-5820
Type of Application: Public Hearing Sub Type: Land Use
Applicant's Name: 1500 Venera/1515 San Remo
Address/Location: 1500 Venera Avenue
Master Folio Number: 0341300091040
Additional Folio Number(s): 0341300330001,

PROPOSED # OF UNITS 84SINGLE-FAMILY DETACHED UNITS: 0SINGLE-FAMILY ATTACHED UNITS: 0MULTIFAMILY UNITS: 84

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5401	SUNSET ELEMENTARY	6	4	4	YES	Current CSA
6741	PONCE DE LEON MIDDLE	-45	3	0	NO	Current CSA
6741	PONCE DE LEON MIDDLE	0	3	0	NO	Current CSA Five Year Plan
7071	CORAL GABLES SENIOR	-602	3	0	NO	Current CSA
7071	CORAL GABLES SENIOR	0	3	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
6961	WEST MIAMI MIDDLE	337	3	3	YES	Adjacent CSA
7791	BOOKER T WASHINGTON SENIOR	374	3	3	YES	Adjacent CSA

*An Impact reduction of 22.82% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax /
concurrency@dadeschools.net