



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/16/2018

Property Information	
Folio:	03-4117-005-0570
Property Address:	100 MIRACLE MILE Coral Gables, FL 33134-5430
Owner	PONCECAT MIRACLE MILE LLC
Mailing Address	2990 PONCE DE LEON BLVD #500 CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	36,782 Sq.Ft
Lot Size	17,000 Sq.Ft
Year Built	1948



Assessment Information			
Year	2018	2017	2016
Land Value	\$5,660,000	\$4,350,000	\$4,260,000
Building Value	\$2,534,000	\$3,070,178	\$2,712,884
XF Value	\$0	\$0	\$0
Market Value	\$8,194,000	\$7,420,178	\$6,972,884
Assessed Value	\$8,161,355	\$7,419,414	\$6,744,922

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$32,645	\$764	\$227,962
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
CORAL GABLES CRAFTS SEC	
LOTS 19 THRU 22 & LOTS 26 & 27	
BLK 3 PB 10-40	
LOT SIZE IRREGULAR	
OR 16958-3193 1095 5	

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,161,355	\$7,419,414	\$6,744,922
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,194,000	\$7,420,178	\$6,972,884
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,161,355	\$7,419,414	\$6,744,922
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,161,355	\$7,419,414	\$6,744,922

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/17/2014	\$8,275,000	29233-2419	Involving trade or exchange of land
12/01/2007	\$6,852,667	26132-4484	Other disqualified
10/01/1995	\$0	16958-3193	Sales which are disqualified as a result of examination of the deed

CITY'S

EXHIBIT 1

100 MIRACLE MILE



100 Miracle Mile

<b><u>Owner (Registered Agent)</u></b> Ponccat Miracle Mile LLC c/o AJP Management Group LLC Registered Agent 2990 Ponce De Leon Blvd #500 Coral Gables, FL 33134-6830	<b><u>First Mortgagee (Mortgage Address)</u></b> Iberiabank 2340 Woodcrest Pl Birmingham, AL 35209-1331 Attn: Joe Medori
<b><u>First Mortgagee (Mortgage Address)</u></b> Iberiabank 200 W Congress St Lafayette, LA 70501-6873	<b><u>Second Mortgage (Mortgage Address)</u></b> Citibank, N.A. 1615 Brett Road Ops, III New Castle, DE 19720-2425 Attn: Charles Huester
<b><u>Second Mortgage (FDIC Address)</u></b> Citibank, N.A. 701 E 60 St N Sioux Falls, SD 57104-0432	



## City of Coral Gables Fire Department

### Fire Prevention Division

2815 Salzedo Street, Coral Gables, FL 33134

Fax (305) 460-5598

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

<b>Occupant Name:</b>	100 Miracle Mile Office Building	<b>Inspection Date:</b>	10/1/2018
<b>Address:</b>	100 Miracle Mile Coral Gables	<b>Inspection Type:</b>	AA-Tactical, Core
		<b>Inspected By:</b>	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
<b>Suite:</b>	Core	<b>Occ. Sq. Ft.:</b>	7117
		<b>Occupant Number:</b>	195261

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 101 2015 Tactical	4.6.12.1 - Fire Alarm system tagged and free of trouble conditions

**Comment:** Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the authority having jurisdiction.

\*\*\*FIRE ALARM SYSTEM - - MUST BE INSPECTED AND TESTED ON ANNUAL BASIS - - SEND THE INSPECT/TEST REPORT VIA EMAIL TO MMENDEZ@CORALGABLES.COM

Fail	Floor 1	NFPA 25 2014 Chapter 6 Standpipe and Hose Systems	6.1.2 - Maintenance for standpipes, and hoses
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**Comment:** Table 6.1.2 shall be used for the inspection, testing, and maintenance of all classes of standpipe and hose systems.

\*\*\*STANDPIPE & HOSE SYSTEM - - PROVIDE CURRENT ANNUAL TEST/INSPECT REPORT VIA EMAIL TO MMENDEZ@CORALGABLES.COM

Fail	Floor 1	NFPA 72 2013 Chapter 14 Inspection, Testing, and Maintenance	14.2.2.1.1 - Fire Alarm Tested & Inspected
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**Comment:** Inspection, testing, and maintenance programs shall satisfy the requirements of this Code and conform to the equipment manufacturer's published instructions.

Fire Alarm - - 1. Provide current annual test and inspect report. 2. Provide copy of tag displayed on panel showing that the fire alarm was tested and inspected and the date of such

**EXHIBIT**

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<b>Fail</b>	Floor 1	NFPA 14 13 Signs and markings identifications.	6.4.5.1 - Signage for Fire Department Connection
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**Comment:** Fire department connections shall be visible and recognizable from the street or nearest point of fire department apparatus accessibility or on the street side of buildings.

Provide Sign "F.D.C" Red & White to be placed 6 ft above the fire department connections located in front of building on the east side of the main entrance

<b>Fail</b>	Floor 1	FL NFPA 01 2015 Firefighter elevator key	11.3.1.2 - Excerpt: All existing elevators having a travel distance of 25...
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**Comment:**

All existing elevators having a travel distance of 25 ft (7620 mm) or more above or below the level that best serves the needs of emergency personnel for fire-fighting or rescue purposes shall conform to the Fire Fighter's Emergency Operations requirements of ASME A17.3, Safety Code for Existing Elevators and Escalators. [101: 9.4.3.2]

Provide Firefighter Recall key to be placed inside supra box which has been installed. Contact Inspector Mendez via email when key can be placed inside box so that the inspector can meet with you to lock up the supra box.

<b>Fail</b>	Floor 1	FL NFPA 01 2015 Doors	16.3.4.4 - Key box approved type (Knox Box) and current keys to gain access
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**Comment:** The key box shall be an approved type and shall contain keys to gain access as required by the AHJ. (See Section 18.2.) [241:7.5.4]

Provide city approved "Knox" box ([www.knoxbox.com](http://www.knoxbox.com)) at main entrance with the appropriate keys to all common areas including, main entrance to building, fire alarm panel room, access control cards (main entrance doors) electrical rooms, fire pump room, etc....

<b>Fail</b>	Floor 1	FL NFPA 01 2015 Chapter 14 Means of Egress	14.5.3.2 - Access-Controlled Egress Door Assemblies.
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**Comment:**

Where permitted in Chapters 11 through 43 of NFPA 101, door assemblies in the means of egress shall be permitted to be equipped with an approved entrance and egress access control system, provided that all of the following criteria are met:

- (1) A sensor shall be provided on the egress side, arranged to unlock the door leaf in the direction of egress upon detection of an approaching occupant.
- (2) Door leaves shall automatically unlock in the direction of egress upon loss of power to the sensor or to the part of the access control system that locks the door leaves.
- (3) Door locks shall be arranged to unlock in the direction of egress from a manual release device complying with all of the following criteria:
  - (a) The manual release device shall be located on the egress side, 40 in. to 48 in. (1015 mm to 1220 mm) vertically above the floor, and within 60 in. (1525 mm) of the secured door openings.
  - (b) The manual release device shall be readily accessible and clearly identified by a sign that reads as follows: PUSH TO EXIT.
  - (c) When operated, the manual release device shall result in direct interruption of power to the lock, independent of the locking system electronics, and the lock shall remain unlocked for not less than 30 seconds.
- (4) Activation of the building fire-protective signaling system, if provided, shall automatically unlock the door leaves in the direction of egress, and the door leaves shall remain unlocked until the fire-protective signaling system has been manually reset.
- (5) The activation of manual fire alarm boxes that activate the building fire-protective signaling system specified in 14.5.3.2(4) shall not be required to unlock the door leaves.
- (6) Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the door leaves in the direction of egress, and the door leaves shall remain unlocked until the fire-protective signaling system has been manually reset.
- (7) The egress side of access-controlled egress doors, other than existing access-controlled egress doors, shall be provided with emergency lighting in accordance with Section 14.13. [101: 7.2.1.6.2]

\*\*\* ACCESS CONTROL SYSTEM INSTALLED ON MAIN EXIT (GLASS DOORS). THIS SYSTEM WAS NOT INSTALLED PER NFPA 101. MUST REMOVE SYSTEM IMMEDIATELY OR OBTAIN PERMIT SHOWING SYSTEM INSTALLED AND THE REQUIRED INSPECTIONS TO ASSURE THE EGRESS SYSTEM IN PLACE IS UP TO CODE STANDARDS. THIS VIOLATION WAS ALSO WRITTEN IN 8-25-2017 AND IS STILL OUTSTANDING.

**Fail**

Floor 1

FL NFPA 101 2015  
Emergency lights7.9.3.1 - Excerpt: Required emergency lighting  
systems shall be tested in accordance...**Comment:**

Required emergency lighting systems shall be tested in accordance with one of the three options offered by 7.9.3.1.1, 7.9.3.1.2, or 7.9.3.1.3.

EMERGENCY LIGHTS THROUGHOUT BUILDING - - MUST TEST ALL EMERGENCY LIGHTS AND REPAIR OR REPLACE AS NEEDED. PROVIDE LETTER INDICATING THAT ALL LIGHTS WERE TESTED AND INSPECTED AND ARE ALL IN GOOD WORKING CONDITION. SEND LETTER VIA EMAIL TO MMENDEZ@CORALGABLES.COM

A re-inspection will occur on or after 11/12/2018.

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

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

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

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

10/1/2018 2:32:08 PM  
Signature valid only in mobile-eyes documents

**Company  
Representative:**

no representative on Site  
10/1/2018

Signature valid only in mobile-eyes documents  
Madelaine Mendez  
10/1/2018 2:32:08 PM  
Signature valid only in mobile-eyes documents

**Inspector:**

Madelaine Mendez  
10/1/2018




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Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-10-07-4965	07/23/2010	100 MIRACLE MILE	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED RESUBMITTAL SIGN "HR BLOCK " \$2375	canceled	07/23/2010	11/02/2017	0.00
AB-13-02-0704	02/13/2013	100 MIRACLE MILE	BOA COMPLETE (LESS THAN \$75,000)	SIGN (H&R BLOCK) \$2,000	final	02/13/2013	02/17/2015	0.00
AB-13-10-1466	10/24/2013	100 MIRACLE MILE	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED - BOA SIGNATURE - ATM SIGN \$800	canceled	10/24/2013	01/07/2016	0.00
AB-13-11-1977	11/05/2013	100 MIRACLE MILE	BOA COMPLETE (LESS THAN \$75,000)	EXTERIOR RENOVATION \$75,000	final	11/07/2013	10/10/2017	0.00
AB-15-01-1030	01/23/2015	100 MIRACLE MILE	BOA COMPLETE (LESS THAN \$75,000)	**COM** SIGNS (SUNTRUST) \$2300	final	01/23/2015	10/10/2017	0.00
AB-16-08-6373	08/15/2016	100 MIRACLE MILE	BOA COMPLETE (LESS THAN \$75,000)	**COMM** SIGN (BLOCK ADVISORS) @ SUITE 104 - ILLUMINATED CHANNEL LETTERS AND VINYL DOOR SIGNS - \$1,500	final	08/15/2016	06/05/2017	0.00
AB-18-07-4187	07/31/2018	100 MIRACLE MILE	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL *PRELIMINARY (2) *18 STORY MIXED USE BUILDING(265147SQFT) *TREES/ HW/ CD/ POSTED* \$25000000 *****TIME CERTAIN 10:30AM*****	issued	08/07/2018		265147.00
BL-10-10-3966	10/04/2010	100 MIRACLE MILE	ROOF / LIGHT WEIGHT CONC	REPLACE CURB CAP. REPAIR 16 LNR FT FLASH TOP PITCH PANS. RE CAULK 2 WINDOWS. 1500.00	final	10/04/2010	11/10/2010	0.00
BL-10-10-5182	10/20/2010	100 MIRACLE MILE	SIGNS	ILLUMINATED WALL SIGN "HR BLOCK " \$2375	canceled		11/02/2017	0.00
BL-12-09-0653	09/12/2012	100 MIRACLE MILE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (SUNTRUST BANK) \$46,344	final	10/22/2012	05/02/2013	0.00
BL-13-02-0849	02/15/2013	100 MIRACLE MILE	SIGNS	SIGN (H&R BLOCK) \$2,000	final	03/07/2013	02/17/2015	0.00
BL-13-11-1827	11/04/2013	100 MIRACLE MILE	SIGNS	*** CANCELLED - EXPIRED BOA SIGNATURE *** ONE ATM SIGN \$800	canceled		12/29/2015	0.00
BL-13-11-2670	11/18/2013	100 MIRACLE MILE	INT / EXT ALTERATIONS	EXTERIOR RENOVATION- DEMOLISH SOFFIT & EYEBROW, PATCH & REPAIR STUCCO AS NEED, PAINT ENTIRE BUILDING \$230,964	final	04/09/2014	08/21/2014	0.00
BL-14-09-2358	09/12/2014	100 MIRACLE MILE	COMMERCIAL FLOORING (INTERIOR ONLY)	REPLACE TILE AT FOYER ENTRANCE / LOBBY ONLY \$2,100	final	09/23/2014	10/17/2014	0.00
BL-14-09-2361	09/12/2014	100 MIRACLE MILE	INTERIOR ALTERATION ONLY	COMM INTER RENOVATIONS @ 3RD FLOOR RESTROOMS \$2,400	final	10/01/2014	10/10/2014	0.00
BL-15-02-0305	02/06/2015	100 MIRACLE MILE	SIGNS	(2) ILLUMINATED WALL MOUNTED SIGNS FOR BUILDINGS 45 FEET OR LESS IN HEIGHT (SUNTRUST) \$2300	final	11/24/2015	01/22/2016	0.00

**CITY'S****EXHIBIT****3**



BL-15-10-5324	10/20/2015	100 MIRACLE MILE	INTERIOR ALTERATION ONLY	COMM INTERIOR ALTERATIONS @ SUITE 104 (H&R BLOCK) \$80,000	stop work	04/07/2016		0.00
BL-16-08-6612	08/18/2016	100 MIRACLE MILE	SIGNS	(1) ILLUMINATED TENANT SIGN & VINYL WINDOW SIGNAGE (BLOCK ADVISORS) @ SUITE 104 \$1,500	final	10/14/2016	06/05/2017	0.00
BL-18-05-4446	05/31/2018	100 MIRACLE MILE	DEMOLITION	REMOVAL OF ASBESTOS POPCORN CEILING TEXTURE. \$12,850	issued	06/15/2018		0.00
CE-09-01-2589	01/30/2009	100 MIRACLE MILE	CODE ENF WARNING PROCESS	WT1908 CH.5-1908 ZC (SIW) ALL SIGNS ON DISPLAY WINDOWS ARE PROHIBITED EXCEPT FOR SIGNS INSTALLED WITH PERMITS AND APPROPRIATE TEMPORARY SIGNS.	final	01/30/2009	01/30/2009	0.00
CE-09-02-1919	02/14/2009	100 MIRACLE MILE	CODE ENF WARNING PROCESS	WT79360 SEC62-133 CC (ORW) pLACING OBSTRUCTIONS ON PUBLIC RIGHT OF WAY, PROHIBITED. ie Removed signs of HR Block 2 in total in a day at two different times within the same day.Tennant @HR BLOCK	pending	02/14/2009		0.00
CE-10-02-3680	02/14/2010	100 MIRACLE MILE	CODE ENF WARNING PROCESS	WT4104 CH.3-209 ZONING CODE (CUV) NO USE OF ANY PROPERTY SHALL COMMENCE W/O FIRST OBTAINING A CERTIFICATE OF USE. PARKING CO OF AMERICA INC OPERATING PARKING BUSINESS @ 100 MIRACLE MILE.	final	02/14/2010	02/21/2010	0.00
CE-10-08-4316	08/15/2010	100 MIRACLE MILE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37126 CH.62-58 CITY CODE @12:35PM FAILURE TO OBTAIN A PUBLIC WORKS PERMIT FOR WORK ON THE PUBLIC RIGHT OF WAY,WHICH IS PROHIBITED (I.E. STAGING MATERIALS,BUCKETS AND TRASH, ETC.)	final	08/15/2010	02/23/2011	0.00
CE-10-10-4199	08/15/2010	100 MIRACLE MILE	CODE ENF WARNING PROCESS	WT5749 CH.105-26 CITY CODE (CON) @ 12:35PM PERFORMING WORK OUTSIDE OF ALLOWABLE CONSTRUCTION HOURS. M-F 7:30-6PM, SAT 9AM-5PM, SUN OR HOLIDAYS NO WORK ALLOWED.	final	08/15/2010	10/06/2010	0.00
CE-10-12-4450	12/12/2010	100 MIRACLE MILE	CODE ENF WARNING PROCESS	WT13996 CH.5-1908 ZONING CODE (SIW) @ 10:10AM (H&R BLOCK) ALL SIGNS ON DISPLAY WINDOWS ARE PROHIBITED EXCEPT FOR SIGNS INSTALLED WITH PERMITS AND APPROPRIATE TEMPORARY SIGNS.	final	12/12/2010	12/16/2010	0.00
CE-12-09-1591	09/25/2012	100 MIRACLE MILE	CODE ENF WARNING PROCESS	WT16314 54-29 CITY CODE (TRA) TRASH CAN BY ATM OVERFLOWING, AND TRASH PILED ON FLOOR AROUND CONTAINER CERT MAIL 91 7108 2133 3932 6145 8899	final	09/25/2012	09/27/2012	0.00
CE-12-10-1790	10/26/2012	100 MIRACLE MILE	CODE ENF WARNING PROCESS	WT16334 5-1908 ZONING (SIW) 3RD WARNING ISSUED FOR SIGNS IN WINDOW WITHOUT PERMIT CERT MAIL 91 7108 2133 3932 7093 2427	final	10/26/2012	10/26/2012	0.00
CE-13-07-0133	05/22/2013	100 MIRACLE MILE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T45538 SEC 5-1908 ZONING CODE SIGNS IN WINDOWS AND IN FRONT OF WINDOWS WITHOUT APPROVAL AND PERMIT.	final	05/22/2013	07/16/2013	0.00
CE-13-09-0128	09/04/2013	100 MIRACLE MILE	CODE ENF WARNING PROCESS	WT11074 CITY CODE (CUV) FAILURE TO RENEW CERT OF USE #14204 FOR CHARTER	final	09/04/2013	09/04/2013	0.00

FINANCIAL & INSURANCE GROUP SUITE 310									
CE-13-09-1246	09/24/2013	100 MIRACLE MILE	CODE ENF WARNING PROCESS	WT11085 105-29 CITY CODE (GRA) GRAFFITI ALONG FRONT OF BUILDING. MUST REMOVE WITHIN 72 HOURS.	final	09/24/2013	09/24/2013	0.00	
CE-13-12-2384	12/14/2013	100 MIRACLE MILE	CODE ENF LIEN SEARCH	LIEN SEARCHES (5)	final	12/16/2013	12/16/2013	0.00	
CE-14-07-3395	07/20/2014	100 MIRACLE MILE	CODE ENF WARNING PROCESS	WT20504 105-26 (CON) CITY CODE @ 9:38AM PERFORMING WORK OUTSIDE OF ALLOWABLE CONSTRUCTION HOURS. M-F 7:30-6PM, SAT 9AM-5PM, SUN OR HOLIDAYS NO WORK ALLOWED.	final	07/20/2014	07/20/2014	0.00	
CE-14-07-3699	06/25/2014	100 MIRACLE MILE	CODE ENF WARNING PROCESS	RELOCATED PORTABLE SIGN THAT WAS ON SIDEWALK	final	07/24/2014	07/24/2014	0.00	
CE-14-08-3682	08/26/2014	100 MIRACLE MILE	CODE ENF BOARD/MITIGATION	CASE #12763	final	08/26/2014	08/26/2014	0.00	
CE-15-03-4529	03/16/2015	100 MIRACLE MILE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE 258620 / TICKET 55541	final	03/16/2015	03/16/2015	0.00	
CE-17-07-1864	07/19/2017	100 MIRACLE MILE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/27/2017	07/27/2017	0.00	
CE-17-07-2254	07/26/2017	100 MIRACLE MILE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/03/2017	08/03/2017	0.00	
CE-17-07-2282	07/26/2017	100 MIRACLE MILE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/03/2017	08/03/2017	0.00	
CE-17-12-2266	12/28/2017	100 MIRACLE MILE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/04/2018	01/04/2018	0.00	
DR-18-06-3450	06/12/2018	100 MIRACLE MILE	DEVELOPMENT REVIEW COMMITTEE	DRC LEVEL 1 APPLICATION FOR COMPREHENSIVE PLAN LAND USE MAP AMENDMENT, AND SITE PLAN REVIEW FOR AN 18-STORY MIXED-USE BUILDING LOCATED AT 100 MIRACLE MILE	issued	06/12/2018		0.00	
EL-10-10-5183	10/20/2010	100 MIRACLE MILE	ELEC SIGNS	CANCELLED ILLUMINATED WALL SIGN "HR BLOCK " \$2375	canceled		11/02/2017	0.00	
EL-12-04-7653	04/05/2012	100 MIRACLE MILE	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE LIGHT FIXTURES (43 ) AND 20 RECEPTACLES	final	04/10/2012	06/19/2012	0.00	
EL-12-12-0707	12/12/2012	100 MIRACLE MILE	ELEC COMMERCIAL / RESIDENTIAL WORK	MINOR ELECTRICAL ALTERATIONS RELOCATE LIGHTS AND A NEW POWER OUTLET	final	12/12/2012	12/27/2012	0.00	
EL-13-02-0860	02/15/2013	100 MIRACLE MILE	ELEC SIGNS	SIGN (H&R BLOCK) \$2,000	final	03/07/2013	02/17/2015	0.00	
EL-14-05-3761	05/23/2014	100 MIRACLE MILE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL INSTALL TEMP- LIGHTS ON WALKWAY \$1500	final	08/20/2014	08/21/2014	0.00	
EL-15-02-0309	02/06/2015	100 MIRACLE MILE	ELEC SIGNS	**COM** ILLUMINATED WALL SIGNS(2) (SUNTRUST)	final	11/24/2015	01/22/2016	114.19	
EL-15-10-5459	10/22/2015	100 MIRACLE MILE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR ALTERATIONS @ SUITE 104 (H&R BLOCK) 37 LIGHT SOCKETS 20 ROUGH IN OUTLETS	final	05/23/2016	06/20/2016	0.00	
EL-16-05-7530	05/27/2016	100 MIRACLE MILE	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE DATA & VOICE FOR COMM INTERIOR ALTERATIONS @ SUITE 104 (H&R BLOCK) \$4,840	final	05/31/2016	06/20/2016	0.00	
EL-16-06-7336	06/20/2016	100 MIRACLE MILE	ELEC LOW VOLTAGE SYSTEM	COMM INTERIOR ALTERATIONS @ SUITE 104 (H&R BLOCK) \$80,000	final	06/21/2016	07/01/2016	0.00	
EL-16-08-6693	08/22/2016		ELEC SIGNS		final	10/14/2016	03/17/2017	0.00	

		100 MIRACLE MILE		ILLUMINATED WALL SIGN & VINYL WINDOW SIGNAGE (BLOCK ADVISORS) @ SUITE 104 \$1,500				
FD-16-06-7280	06/17/2016	100 MIRACLE MILE	FIRE ALARM SYSTEM	FIRE ALARM SYSTEM @ SUITE 104 (H&R BLOCK)	final	06/22/2016	06/30/2016	0.00
ME-16-06-7095	06/14/2016	100 MIRACLE MILE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTS AND DIFFUSERS	final	06/16/2016	06/20/2016	0.00
PL-14-09-2725	09/18/2014	100 MIRACLE MILE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATIONS @ 3RD FLOOR RESTROOMS	final	10/07/2014	10/08/2014	0.00
PL-15-11-5508	11/12/2015	100 MIRACLE MILE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS @ SUITE 104 (H&R BLOCK)	final	05/18/2016	06/23/2016	0.00
PU-15-05-4590	05/06/2015	100 MIRACLE MILE	PUBLIC RECORDS SEARCH	REQ A CD OF PERMIT 8251	final	05/06/2015	05/06/2015	0.00
PU-18-04-3438	04/16/2018	100 MIRACLE MILE	PUBLIC RECORDS SEARCH	REQUEST FOR STRUCTURAL PLANS ON CD	pending			0.00
PW-11-12-5172	12/02/2011	100 MIRACLE MILE	UTILITIES (AT & T) PERMIT	SIDEWALK REPLACEMENT	final	01/04/2012	10/12/2015	0.00
PW-13-09-0924	09/18/2013	100 MIRACLE MILE	UTILITIES (MIAMI DADE WATER & SEWER) PERMIT	BROKEN VALVE RESTORATION AS PER CITY'S SPECS EMERGENCY PERMIT	final	09/18/2013	10/19/2015	110.00
PW-14-04-3375	04/23/2014	100 MIRACLE MILE	UTILITIES (AT & T) PERMIT	(R/O) PLACING OF CONDUIT ( 5-7-14 SUBMITTED REVISED PLANS)	final	05/13/2014	10/12/2015	0.00
PW-14-05-2695	05/09/2014	100 MIRACLE MILE	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF ROW PHASE 1	final	06/17/2014	08/18/2014	0.00
PW-14-06-4016	06/25/2014	100 MIRACLE MILE	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF ROW PHASE 2 (ALLEY PARALLEL TO ANASTASIA AND MIRACLE MILE)	final	06/26/2014	08/18/2014	0.00
PW-14-06-4018	06/25/2014	100 MIRACLE MILE	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF ROW PHASE 3 (GALIANO PARALLEL TO MIRACLE AND ANASTASIA)	final	06/26/2014	08/18/2014	0.00
RC-18-10-3428	10/18/2018	100 MIRACLE MILE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1948) CONSTRUCTION REGULATION BOARD CASE #18-8037 AND UNSAFE STRUCTURE FEE	approved			980.63
RV-16-06-7181	06/15/2016	100 MIRACLE MILE	REVISION TO PERMIT	MECHANICAL REVISION @ SUITE 104 (H&R BLOCK)	final	02/06/2018	02/06/2018	0.00
UP-15-10-5325	10/20/2015	100 MIRACLE MILE	UPFRONT FEE	COMM INTERIOR ALTERATIONS (H&R BLOCK) \$80,000	final	10/20/2015	10/20/2015	0.00
UP-18-05-4447	05/31/2018	100 MIRACLE MILE	UPFRONT FEE	*UPFRONT FEE* BL18054446 REMOVAL OF ASBESTOS POPCORN CEILING TEXTURE. \$12,850	final	05/31/2018	05/31/2018	0.00
ZN-09-07-2166	07/08/2009	100 MIRACLE MILE	PAINT / RESURFACE FL / CLEAN	EXT PAINT \$4,000 WALLS FROM 1ST FLOOR DOWN : SW 6344 PEACH FUZZ OVERHANG CEILING IS WHITE	final	07/08/2009	07/14/2009	0.00
ZN-10-09-4160	09/10/2010	100 MIRACLE MILE	PAINT / RESURFACE FL / CLEAN	DF & FINE INTERIOR FLOORING OF FIRST FLOOR LOBBY/THIRD FLOOR LOBBY/ELEVATOR \$5,672	stop work	09/17/2010		0.00
ZN-11-08-6400	08/16/2011	100 MIRACLE MILE	PAINT / RESURFACE FL / CLEAN	REPAINT TO MATCH EXISTING BM 2090 70 (LT PINK) \$4,100	final	08/16/2011	08/22/2011	0.00
ZN-12-03-7450	03/05/2012	100 MIRACLE MILE	PAINT / RESURFACE FL / CLEAN	PAINT INT, RE-CARPET \$5,000	final	03/06/2012	06/05/2012	0.00
ZV-12-11-1500	11/28/2012	100 MIRACLE MILE	ZONING LETTER VERIFICATION	ZONING VERIFICATION/INFORMATION LETTER	pending			0.00
ZV-13-12-1705	12/03/2013		ZONING LETTER VERIFICATION	ZONING VERIFICATION LETTER	final	09/22/2016	09/22/2016	0.00

			100 MIRACLE MILE							
ZV-18-01-1600	01/04/2018	100	ZONING LETTER MIRACLE VERIFICATION MILE	ZONING VERIFICATION LETTER	final	02/09/2018	02/09/2018	0.00		

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



## The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

PONCECAT MIRACLE MILE LLC  
2990 PONCE DE LEON BLD #500  
CORAL GABLES, FL 33134

91 7108 2133 3932 5853 8115

RE: 100 MIRACLE MILE  
FOLIO # 0341170050570  
Recertification of Building 40 Years or Older

To whom it may concern:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1948. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department.

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

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

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

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

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

CITY'S

Composite

EXHIBIT

4

# USPS Tracking® FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Track Another Package +

Tracking Number: 9171082133393258538115

Remove X

Your item was delivered to the front desk or reception area at 10:09 am on March 9, 2018 in MIAMI, FL 33134.

 **Delivered**

March 9, 2018 at 10:09 am  
Delivered, Front Desk/Reception  
MIAMI, FL 33134

Feedback

---

## Tracking History



**March 9, 2018, 10:09 am**

Delivered, Front Desk/Reception  
MIAMI, FL 33134

Your item was delivered to the front desk or reception area at 10:09 am on March 9, 2018 in MIAMI, FL 33134.

**March 8, 2018, 10:26 pm**

Departed USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

**March 7, 2018, 9:47 pm**

Arrived at USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER





## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

June 6, 2018

PONCECAT MIRACLE MILE LLC  
2990 PONCE DE LEON BLD #500  
CORAL GABLES, FL 33134

RE: 100 MIRACLE MILE

FOLIO # 0341170050570

Recertification of Building 40 Years or Older – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(1). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the structure has been deemed unsafe due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

**Failure to submit a completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.**

Please govern yourself accordingly.

Sincerely,

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

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



## The City of Coral Gables

Development Services Department July 10, 2018  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

PONCECAT MIRACLE MILE LLC  
2990 PONCE DE LEON BLD #500  
CORAL GABLES, FL 33134

RE: Recertification of Building 40 Years or Older – FINAL NOTICE  
100 MIRACLE MILE  
Folio # 0341170050570

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated and mailed June 6, 2018, informed you it was necessary to submit a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets (or does not meet) the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board") and a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property.

Please govern yourself accordingly.

Sincerely,

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

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

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-8037

vs.

PONCECAT MIRACLE MILE LLC  
c/o AJP Management Group LLC  
2990 Ponce de Leon Boulevard #500  
Coral Gables, Florida 33134-6830

Return receipt number:

7018 0680 0001 3977 2920

Respondent.

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

Date: October 19, 2018

Re: **100 Miracle Mile**, Coral Gables, Florida 33134-5430 and legally described as Lots 19 thru 22 & Lots 26 & 27, Block 3, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-0570 ("Property").

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

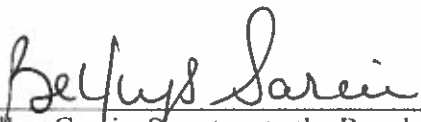
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on November 5, 2018, at 2:00 p.m.**

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

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

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

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

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

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

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

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

c:

Iberiabank, 2340 Woodcrest Place, Attn: Joe Medori, Birmingham, Alabama 35209-1331

Iberiabank, 200 W. Congress Street, Lafayette, Louisiana 70501-6873

Citibank, N.A., 1615 Brett Road, Ops. III, Attn: Charles Huester, New Castle, Delaware 19720-2425

Citibank, N.A., 701 E. 60<sup>th</sup> Street N, Sioux Falls, South Dakota 57104-0432



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-8037

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

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 100 MIRACLE MILE, ON OCTOBER 19, 2018  
AT 8:55 AM:

JOSE IGLESIAS  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 19<sup>th</sup> day of October, in  
the year 2018, by JOSE IGLESIAS who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

100 MIRACLE MILE





CFN 2014R0503329  
OR Bk 29233 Pgs 2419 - 2424; (6pgs)  
RECORDED 07/17/2014 13:24:30  
DEED DOC TAX 49,650.00  
SURTAX 37,237.50  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Consideration: \$8,275,000.00

Prepared by:

Daniel Bradfield, Esq.  
Arnall Golden Gregory LLP  
171 17<sup>th</sup> Street, NW, Suite 2100  
Atlanta, Georgia 30363

Return to:

Francisco J. Menendez, Esq.  
Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.  
150 W. Flagler Street, Suite 2200  
Miami, Florida 33130

Property Appraiser Identification Nos.  
03-417-005-0570, 03-417-005-0580,  
03-417-005-0590, 03-417-005-0600,  
03-417-005-0630, 03-417-005-0640

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 17<sup>th</sup> day of July,  
2014, by SOUTHEAST STB PORTFOLIO, LLC, a Georgia limited liability company,  
whose address is c/o The Simpson Organization, Inc., 1401 Peachtree Street, Suite 400, Atlanta,  
Georgia 30309 (the "Grantor"), to PONCECAT MIRACLE MILE, LLC, a Delaware  
limited liability company, whose address is 2990 Ponce de Leon Boulevard, Suite 500, Coral  
Gables, Florida 33134 (the "Grantee");

**WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100  
DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by the  
Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the  
Grantee forever, subject to the matters described herein, that certain land situate, lying and

being in Miami-Dade County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof (the "Property");

**TOGETHER WITH** all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property;

**PROVIDED THAT** the Property is conveyed subject to all easements, restrictions, covenants, agreements, conditions and other matters of record that lawfully affect the Property or any part thereof (provided, however, that this reference shall not serve to reimpose same) and all encroachments and other matters that may be revealed by a survey or inspection of the Property;


**TO HAVE AND TO HOLD** the same in fee simple forever;

**AND** the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, except for the matters set forth on Exhibit B attached hereto and made a part hereof, but against none other.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

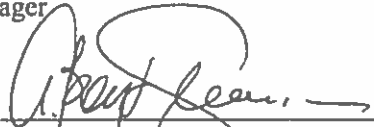
Signed, sealed, and delivered  
in the presence of:

  
Print Name: Daniel J. Bradford

**SOUTHEAST STB PORTFOLIO, LLC,**  
a Georgia limited liability company

By: TSO Deep South, Inc.,  
a Delaware corporation,  
its manager

  
Print Name: Darlene Deering

By:   
A. Boyd Simpson  
President

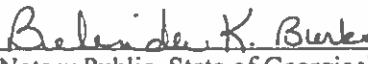
STATE OF GEORGIA

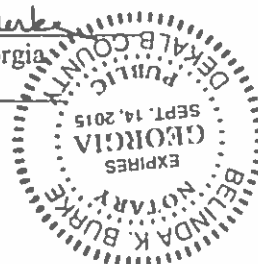
COUNTY OF FULTON

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared A. Boyd Simpson, as President of TSO Deep South, Inc., a Delaware corporation, the manager of Southeast STB Portfolio, LLC, a Georgia limited liability company and who is personally known to me and who under oath executed the foregoing under the authority duly vested in him by the corporation and as the act and deed of such corporation.

WITNESS my hand and official seal in the State and County last aforesaid this  
15<sup>th</sup> day of July, 2014.

My Commission Expires:

  
Notary Public, State of Georgia  
Notary Name: \_\_\_\_\_



6504237v1

3

## EXHIBIT A

### Description of the Property

#### PARCEL 1

The following described land situated, lying and being in the County of Dade and State of Florida, to-wit:

Lots 19, 20, 21 and 22 in Block 3 of CRAFTS SECTION of CORAL GABLES, a subdivision according to the plat thereof recorded in Plat Book 10, at Page 40, of the Public Records of Dade County, Florida, together with all improvements located thereon.

BEING the same real estate conveyed to Coral Gables First National Bank, a United States banking corporation (now known as SunTrust Bank) from Kudana, Inc., by deed dated February 1, 1956, recorded February 8, 1956, in the Public Records of the County of Dade, Florida in Official Records Book 4223, Page 452.

#### PARCEL 2

The following described land, situate, lying and being in Dade County, Florida, to-wit:

Lot TWENTY-THREE (23) of Block THREE (3) of CRAFTS SECTION of Coral Gables, according to the Plat thereof, as recorded in Plat Book 10, at Page 40 of the Public Records of Dade County, Florida.

BEING the same real estate conveyed to Flagship National Bank of Miami, a national banking corporation (now known as SunTrust Bank) from Harry Lindborg and Doris Marion Lindborg, his wife, by Warranty Deed dated May 25, 1981, recorded in the Public Records of the County of Dade, Florida, in Official Records Book 11117, at Page 2697.

#### PARCEL 3

The following described land situated, lying and being in the County of Dade and State of Florida, to-wit:

Lots 24, 25, 26 and 27 of Block 3 of CORAL GABLES, CRAFTS SECTION, according to plat thereof recorded in Plat Book 10, at Page 40 of the Public Records of Dade County, Florida.

BEING the same real estate conveyed to The Coral Gables First National Bank (now known as SunTrust Bank) from Kudana, Inc., by deed dated February 10, 1950, recorded February 10, 1950, in the Public Records of the County of Dade, Florida in Official Records Book 3238, at Page 568.

**PARCEL 4**

The following described land situated, lying and being in the County of Dade and State of Florida, to-wit:

Lots 28 & 29, Block 3 of CORAL GABLES CRAFTS SECTION, Plat Book 10, at Page 40, of the Public Records of Dade County, Florida.

BEING the same real estate conveyed to SunTrust Bank, Miami N.A. (now known as SunTrust Bank) from Emilio F. Fox and Frances F. Fox, by Warranty Deed dated December 16, 1998, recorded December 18, 1998, in the Public Records of the County of Dade, Florida in Official Records Book 18397, at Page 2894.

**EXHIBIT B**

**Permitted Exceptions**

1. The lien of the taxes for the year 2014 and all subsequent years, which are not yet due and payable.
2. Terms and provisions of that certain Lease dated December 19, 2007 by and between STB Portfolio, LLC, a Georgia limited liability company (Landlord), and SunTrust Bank, a Georgia banking corporation (Tenant), as evidenced by that certain Memorandum of Lease dated December 19, 2007, recorded on December 28, 2007 in OR Book 26132, page 4492, and as affected by Termination of Right of First Offer and Right of First Refusal recorded December 9, 2013 in OR Book 28941, Page 3145.
3. Terms and provisions of that certain Hold Harmless & Restrictive Covenant Encroachment Agreement recorded August 30, 2012, in OR Book 28252, Page 383.





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

## Detail by Entity Name

Foreign Limited Liability Company  
PONCECAT MIRACLE MILE, LLC

### Filing Information

**Document Number** M14000002284  
**FE/EIN Number** 46-5214571  
**Date Filed** 04/02/2014  
**State** DE  
**Status** ACTIVE

### Principal Address

2990 PONCE DE LEON BLVD SUITE 500  
CORAL GABLES, FL 33134

Changed: 02/02/2017

### Mailing Address

2990 PONCE DE LEON BLVD SUITE 500  
CORAL GABLES, FL 33134

Changed: 02/02/2017

### Registered Agent Name & Address

AJP MANAGEMENT GROUP LLC  
2990 PONCE DE LEON BLVD #500  
CORAL GABLES, FL 33134

Name Changed: 02/02/2016

Address Changed: 02/02/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

PONCE CAT, LLC  
2990 PONCE DE LEON BLVD #500  
CORAL GABLES, FL 33134

#### Annual Reports

Report Year	Filed Date
2016	02/02/2016
2017	02/02/2017
2018	04/17/2018

#### Document Images

<a href="#">04/17/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/02/2014 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>



CFN 2013R0050073  
DR Bk 28451 Pgs 1703 - 1715; (13pgs)  
RECORDED 01/18/2013 11:16:26  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by or under the supervision of  
(and after recording should be returned to):

Name: James L. Webb, Esq.  
Address: Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 5<sup>th</sup> Avenue  
Birmingham, Alabama 35203

(Space reserved for Clerk of Court)

## MORTGAGE MODIFICATION, EXTENSION AND FUTURE ADVANCE AGREEMENT

**THIS MORTGAGE MODIFICATION, EXTENSION AND FUTURE ADVANCE AGREEMENT** (this "Agreement") is made as of December 26, 2012 by and between **SOUTHEAST STB PORTFOLIO, LLC**, a Georgia limited liability company (the "Mortgagor"), having an address c/o The Simpson Organization, 1401 Peachtree Street, Suite 400, Atlanta, Georgia 30309, and **IBERIABANK**, a Louisiana state chartered bank (the

**NOTICE TO RECORDER:** This instrument amends an existing Florida mortgage identified herein as the "Original Mortgage," which was one of several previous mortgages and deeds of trust encumbering real property located in Florida and in other states. All required Florida documentary stamp taxes and intangible taxes were previously paid upon one counterpart of the Original Mortgage recorded on December 26, 2007 in Official Records Book 44937, Page 1852, Public Records of Broward County, Florida, based upon an allocated Florida taxable base of \$19,595,630.

Immediately prior to the assignment of the Original Mortgage to Mortgagee, the outstanding principal balance of the loan had been paid down to \$9,899,578.04, which amount was secured by mortgaged property located in Florida and other states having an aggregate value of \$26,485,000, and the aggregate value of the Florida mortgaged property was \$12,525,000. The value of the Florida mortgaged property represents 47.29% of the value of all the mortgaged property. Accordingly, immediately prior to the assignment and this amendment, the Florida intangible tax base for the Original Mortgage was \$4,681,510.46 (47.29% of \$9,899,578.04), and the Florida documentary stamp tax base for the Original Mortgage was \$9,899,578.04 (greater of Florida property value or apportioned tax base, but not more than the entire principal amount of the loan).

As amended hereby, the Original Mortgage now (i) secures an amended and renewed term loan in the increased principal amount of \$12,000,000, and (ii) encumbers the same mortgaged property as immediately prior to the assignment and this amendment. Accordingly, the amended intangible tax base is \$5,674,800 (47.29% of \$12,000,000), and the amended documentary stamp tax base is now \$12,000,000 (greater of Florida property value or apportioned tax base, but not more than the entire principal amount of amended loan).

Pursuant to Sections 199.133(2) and 201.08(5) of the Florida Statutes and regulations promulgated thereunder, this amendment of the Original Mortgage is subject to additional Florida intangible taxes and documentary stamp taxes based on the increase, if any, in the Florida tax base resulting from the application of rules limiting the tax base when there is collateral in more than one state. Accordingly, additional Florida intangible taxes in the amount of \$1,986.58 are payable on this amendment, based on the \$993,289.54 increase in the intangible tax base from \$4,681,510.46 to \$5,674,800; and additional Florida documentary stamp taxes in the amount of \$7,351.75 are payable on this amendment, based on the \$2,100,421.96 increase in the stamp tax base (rounded up to \$2,100,500) from \$9,899,578.04 to \$12,000,000. All such stamp taxes and intangible taxes are being paid for all counterparts of this amendment upon recordation of one such counterpart in Hillsborough County, Florida [under Clerk's File Number 2013013351 , in Official Records Book 21604 , Page 1144



CFN 2013R0050072  
DR Bk 28451 Pgs 1699 - 1702; (4pgs)  
RECORDED 01/18/2013 11:16:26  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

James L. Webb, Esq.  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 5<sup>th</sup> Avenue North  
Birmingham, Alabama 35203

Cross References:

Instrument #2007539246, recorded at Officials Record Book 18348, Page 352, in the Public Records of Hillsborough County, Florida; Instrument #2007539247, recorded at Officials Record Book 18348, Page 374, in the Public Records of Hillsborough County, Florida; Instrument #2007R1225320, recorded at Officials Record Book 26132, Page 4505, in the Public Records of Miami-Dade County, Florida; Instrument #2007R1225321, recorded at Officials Record Book 26132, Page 4527, in the Public Records of Miami-Dade County, Florida; Instrument #2007163032, recorded at Officials Record Book 04954, Page 1676, in the Public Records of Marion County, Florida; and Instrument #2007163033, recorded at Officials Record Book 04954, Page 1698, in the Public Records of Marion County, Florida.

ASSIGNMENT OF PROMISSORY NOTES AND MORTGAGE DOCUMENTS

THIS ASSIGNMENT OF PROMISSORY NOTES AND MORTGAGE DOCUMENTS (this "Assignment") is made and entered into as of the 24<sup>th</sup> day of December, 2012 by GENERAL ELECTRIC CAPITAL CORPORATION, a Delaware corporation ("Assignor"), to IBERIABANK, a Louisiana state chartered bank ("Assignee").

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor does hereby sell, transfer, assign, convey and deliver unto Assignee all right, title and interest of Assignor in, to and under the Promissory Notes and the Mortgage documents described on Exhibit "A" attached hereto and made a part hereof (said Promissory Notes and Mortgage documents being collectively referred to herein as the "Loan Documents"), all pertaining to a loan (the "Loan") made by Assignor to Southeast STB Portfolio, LLC, a Georgia limited liability company ("Borrower"), originally on or about December 19, 2007.

TOGETHER WITH AND INCLUDING all benefits, rights, interests, privileges, remedies, claims, actions and causes of action, set forth in or arising under the Loan Documents, including, without limitation, the right to receive, collect and enforce the payment of the unpaid principal of and interest on the indebtedness evidenced and secured by the Loan Documents, and all agreed charges from time to time owing thereunder.

TO HAVE AND TO HOLD unto Assignee and its successors and assigns forever.

AND Assignor does hereby warrant that (i) Assignor is the lawful owner of the Loan Documents; (ii) Assignor has not heretofore assigned, conveyed or transferred to any other entity or person any of the right, title or interest, or any part hereof, which are herein assigned to Assignee, (iii) Assignor has the right and authority to assign its right, title and interest in the Loan Documents, and (iv) the execution, delivery and performance of this Assignment by Assignor do not require the consent or approval any person that has not already been obtained; otherwise this Assignment is made **WITHOUT**

"Mortgagee"), having an address at 2340 Woodcrest Place, Birmingham, Alabama 35209, Attention: Joe Medori.

WITNESSETH:

WHEREAS, Mortgagor and General Electric Capital Corporation, a Delaware corporation (the "**Original Mortgagee**"), are respectively the mortgagor and the mortgagee named in that certain First Mortgage, Security Agreement and Fixture Filing dated as of December 19, 2007 and recorded in counterparts in Official Records Book 04594, Page 1676, Public Records of Marion County, Florida, Official Records Book 26132, Page 4505, Public Records of Miami-Dade County, Florida, and Official Records Book 18348, Page 352, Public Records of Hillsborough County, Florida (collectively, the "**Original Mortgage**"), which encumbers the land more particularly described in Exhibit A attached hereto and all improvements thereon, leases and rents thereof, and other collateral pertaining thereto described in the Mortgage (collectively, the "**Mortgaged Property**") to secure a loan from the Original Mortgagee to Mortgagor in the original principal sum of \$82,300,000.00 (the "**Original Loan**") as evidenced by those certain Promissory Notes, each dated December 19, 2007 and made by Mortgagor in said aggregate principal amount (collectively, the "**Original Note**");

WHEREAS, at the request of Mortgagor, Mortgagee has purchased the Original Loan and the Original Note, the Original Mortgage, and the Original Assignment of Rents from the Original Mortgagee, and the Original Mortgage was assigned to Mortgagee by that certain Assignment of Promissory Notes and Mortgage Documents of even date herewith from the Original Mortgagee and being recorded in the Public Records of Miami-Dade, Marion and Hillsborough County, Florida, immediately prior to the recordation hereof;

WHEREAS, Mortgagor has requested Mortgagee to extend the maturity date of the Original Loan until December 26, 2016, to increase the amount of indebtedness that may be secured by the Original Mortgage, and to renew and increase the Original Note by making additional advance(s) thereunder in the amount of \$2,106,400.00 (the "**Future Advance**") secured by the Original Mortgage against the Mortgaged Property, and in connection therewith Mortgagor has executed and delivered to Mortgagee an Amended, Restated and Consolidated Promissory Note of even date herewith in the maximum principal amount of \$12,000,000.00 (the "**Note**"); and

NOW, THEREFORE, in consideration of the Future Advance and the sum of TEN DOLLARS and other good and valuable consideration, Mortgagor and Mortgagee agree that the foregoing recitals are true and correct and further agree as follows:

1. **DEFINITIONS**

In addition to the capitalized terms defined in the foregoing recitals, the following capitalized terms as used in this Agreement shall have the respective meanings set forth below. Capitalized terms used in this Agreement but not defined in this Agreement shall have the respective meanings set forth in the Loan Agreement.

**Iberiabank (FDIC # 28100)****Active Insured Since April 5, 1935****Data as of: October 10, 2018****Iberiabank** is an active bank

**FDIC Certificate#:** 28100      **Established:** March 12, 1887      **Corporate Website:**  
**Headquarters:** 200 West Congress Street      **Insured:** April 5, 1935      <https://www.iberiabank.com>  
 Lafayette, LA 70501      **Bank Charter Class:** Member of the Federal Reserve System      **Consumer Assistance:**  
 Lafayette County      **Primary Federal Regulator:** Federal Reserve Board      <http://www.FederalReserveConsumerHelp.gov>  
**Locations:** 192 domestic in 10 states, 0 in territories, and 0 in foreign locations      **Secondary Federal Regulator:** Consumer Financial Protection Bureau      **Contact the FDIC about:** Iberiabank

Locations

History

Identifications

Financials

Other Names / Websites

Showing 1 to 25 of 192 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
15371	174	Woodcrest Branch	2340 Woodcrest Place	Jefferson	Birmingham	AL	35209	Full Service Brick and Mortar Office	10/01/1975	08/21/2009
532046	348	Mountain Brook Village Branch	2824 Cahaba Road	Jefferson	Birmingham	AL	35223	Full Service Brick and Mortar Office	12/08/2011	
541012	369	Downtown Birmingham Branch	2025 3rd Avenue N, Ste 100	Jefferson	Birmingham	AL	35203	Full Service Brick and Mortar Office	12/19/2012	
521893	337	Fairhope Branch	22530 Us Highway 98	Baldwin	Fairhope	AL	36532	Full Service Brick and Mortar Office	09/17/2010	
254109	175	Fultondale Branch	1301 Decatur Highway	Jefferson	Fultondale	AL	35068	Full Service Brick and Mortar Office	12/01/1994	08/21/2009
526209	343	Hoover Branch	2765 John Hawkins Pkwy	Jefferson	Hoover	AL	35244	Full Service Brick and Mortar Office	10/03/2011	
443434	178	Mayfair Branch	4700 Whitesburg Drive Sw, Suite 150	Madison	Huntsville	AL	35802	Full Service Brick and Mortar Office	10/15/2004	08/21/2009
534164	359	Downtown Huntsville Branch	400 Meridian Street N, Suite 108	Madison	Huntsville	AL	35801	Full Service Brick and Mortar Office	06/18/2012	
480751	185	Madison Branch	53 Hughes Road	Madison	Madison	AL	35758	Full Service Brick and Mortar Office	03/06/2008	08/21/2009
507035	221	Downtown Mobile Branch	64 North Royal Street	Mobile	Mobile	AL	36602	Full Service Brick and Mortar Office	05/20/2009	03/08/2010
521892	336	Springhill Branch	15 West I-65 Service Road North	Mobile	Mobile	AL	36606	Full Service Brick and Mortar Office	09/12/2010	
532048	350	Crestline Village Branch	100 Euclid Avenue	Jefferson	Mountain Brook	AL	35213	Full Service Brick and Mortar Office	06/18/2012	
419724	177	Pelham Branch	2695 Pelham Parkway	Shelby	Pelham	AL	35124	Full Service Brick and Mortar Office	03/31/2003	08/21/2009
520034	274	Vestavia Branch	613 Montgomery Hwy	Jefferson	Vestavia Hills	AL	35216	Full Service Brick and Mortar Office	05/10/2011	
54757	262	Bentonville Branch	706 South Walton Blvd	Benton	Bentonville	AR	72712	Full Service Brick and Mortar Office	06/01/1994	01/01/2011
422955	254	Bryant Branch	5111 Highway 5 North	Saline	Bryant	AR	72022	Full Service Brick and Mortar Office	07/07/2003	01/01/2011
290193	267	Weddington Drive Branch	3430 Weddington Drive	Washington	Fayetteville	AR	72704	Full Service Brick and Mortar Office	11/09/1998	01/01/2011
274887	231	Southwest Branch	2702 South Culberhouse Street, Suite U	Craighead	Jonesboro	AR	72401	Full Service Brick and Mortar Office	04/01/1935	01/01/2011
245779	241	Downtown Jonesboro Branch	420 South Main Street	Craighead	Jonesboro	AR	72401	Full Service Brick and Mortar Office	11/01/1999	01/01/2011
522175	342	Jonesboro Main Branch	1700 East Highland Drive	Craighead	Jonesboro	AR	72401	Full Service Brick and Mortar Office	01/01/2011	



47418	229	Pulaski Heights Branch	5800 R Street	Pulaski	Little Rock	AR	72207	Full Service Brick and Mortar Office	12/31/1991	01/01/2011
242214	247	Rodney Parham Branch	10901 North Rodney Parham Road	Pulaski	Little Rock	AR	72212	Full Service Brick and Mortar Office	07/29/1974	01/01/2011
443009	256	Sam Peck Branch	12719 Cantrell Road	Pulaski	Little Rock	AR	72223	Full Service Brick and Mortar Office	11/15/2004	01/01/2011
535221	360	Center Street Branch	111 Center Street, Suite 102	Pulaski	Little Rock	AR	72201	Full Service Brick and Mortar Office	07/16/2012	
275007	245	Newport Branch	200 Olivia Drive	Jackson	Newport	AR	72112	Full Service Brick and Mortar Office	06/30/1996	01/01/2011

Prepared By, Record and Return To:  
John F. Halula, Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3000  
Miami, Florida 33131



CFN 20180171469  
DR BK 30907 Pgs 3668-3687 (20Pgs)  
RECORDED 03/22/2018 16:01:45  
DOC TAX \$7,135.80  
INTANG TAX \$4,077.42  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**AMENDED AND RESTATED MORTGAGE, ASSIGNMENT OF RENTS, SECURITY  
AGREEMENT AND FIXTURE FILING, AND NOTICE OF FUTURE ADVANCE**

THIS AMENDED AND RESTATED MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING, AND NOTICE OF FUTURE ADVANCE (the "Mortgage") is made and entered into as of the 22 day of March, 2018, by and between PONCECAT MIRACLE MILE, LLC, a Delaware limited liability company (the "Mortgagor"), whose address is 2990 Ponce de Leon Boulevard, Suite 500, Coral Gables, Florida 33134, and CITIBANK, N.A., a national banking association (the "Mortgagee"), whose address is 1615 Brett Road, Ops III, New Castle, DE 19720, Attention: Charles Huester.

**RECITALS:**

A. Florida Community Bank, N.A., a national banking association (the "Prior Lender") previously made a loan to Mortgagor as most recently evidenced by an Amended and Restated Promissory Note executed as of July 17, 2017 by Mortgagor in favor of Prior Lender and in the stated principal amount of \$5,850,000.00.00 (the "Prior Note").

B. The Mortgagor's obligations under the Prior Note are secured inter alia by a Mortgage, Assignment of Rents, Security Agreement and Fixture Filing executed as of July 17, 2014 by Mortgagor in favor of Prior Lender, and recorded in Official Records Book 29233, at Page 2425, of the Public Records of Miami-Dade County, Florida, as modified pursuant to a First Modification of Mortgage and Notice of Future Advance executed as of July 17, 2017 by and between Mortgagor and Prior Lender, and recorded in Official Records Book 30642, at Page 4446, of the Public Records of Miami-Dade County, Florida (collectively, the "Prior Mortgage").

C. The Prior Note has now been endorsed over to Mortgagee pursuant to that certain Allonge to Promissory Note executed on or about the date hereof by Prior Lender in favor of Mortgagee and, in connection therewith, the Prior Mortgage was assigned to Mortgagee pursuant to an Assignment of Mortgage executed on or about the date hereof by Prior Lender in favor of Mortgagee.

D. Of even date herewith, Mortgagee has made an additional \$2,038,710.04 loan to Mortgagor, and in connection therewith, (i) Mortgagor and Mortgagee are executing of even date herewith a Loan Agreement (the "Loan Agreement"), and (ii) Mortgagor is executing of even date herewith in favor of Mortgagee an Amended and Restated Promissory Note in the stated principal

**NOTE TO RECORDER:** All documentary stamp and intangible taxes have been paid on the Prior Note (defined in Recital A above) (which has a current outstanding principal balance of \$5,761,289.96) at the time of the recordation of the Prior Mortgage (defined in Recital B above) that is modified and restated hereby. Documentary stamp and intangible taxes due in connection with the \$2,038,710.04 additional indebtedness evidenced by the Note (defined in Recital D on page 2) are being paid in connection with the recordation of this instrument.

**Citibank, National Association (FDIC # 7213)****Active Insured Since January 1, 1934****Data as of:** October 10, 2018**Citibank, National Association** is an active bank

<b>FDIC Certificate#:</b>	<b>7213</b>	<b>Established:</b>	June 16, 1812	<b>Corporate Website:</b>	<a href="http://www.citibank.com">http://www.citibank.com</a>
<b>Headquarters:</b>	701 East 60th Street North Sioux Falls, SD 57104 Minnehaha County	<b>Insured:</b>	January 1, 1934	<b>Consumer Assistance:</b>	<a href="http://www.helpwithmybank.gov">http://www.helpwithmybank.gov</a>
		<b>Bank Charter Class:</b>	National Bank	<b>Contact the FDIC about:</b>	Citibank, National Association
		<b>Primary Federal Regulator:</b>	Office of the Comptroller of the Currency		
<b>Locations:</b>	715 domestic in 13 states, 2 in territories, and 285 in foreign locations	<b>Secondary Federal Regulator:</b>	Consumer Financial Protection Bureau		

Locations

History

Identifications

Financials

Other Names /  
Websites

Showing 1 to 25 of 1,002 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
214489	499	Abidjan Branch (Frgr)	15 Avenue Louis Barthe		Abidjan			Full Service Brick and Mortar Office	09/23/1975	
214618	635	Plateau Branch (Frgr)	Boteat Roussell-Plateau		Abidjan			Full Service Brick and Mortar Office	07/11/1983	
214485	495	Abu Dhabi Branch (Frgr)	Shaikh Zayed's Bldg. No. 5		Abu Dhabi			Full Service Brick and Mortar Office	08/17/1975	
214454	464	Abu Dhabi Branch (Frgr)	Adbul Jaleel Building		Abu Dhabi			Full Service Brick and Mortar Office	09/26/1970	
214504	514	July Street Branch (Frgr)	95-26th July Street		Alexandria			Full Service Brick and Mortar Office	11/13/1977	
214590	606	Ambelokipi Branch (Frgr)	38 Panormou Street		Ambelokipi			Full Service Brick and Mortar Office	12/24/1981	
214493	503	Wadi Seir Street Branch (Frgr)	Wadi Seir Street, 3rd Circle		Amman			Full Service Brick and Mortar Office	05/02/1976	
214477	487	Amman Branch (Frgr)	Anami Building		Amman			Full Service Brick and Mortar Office	06/01/1974	
214378	388	Amsterdam Branch (Frgr)	Herengracht 545/549		Amsterdam			Full Service Brick and Mortar Office	03/24/1964	
214436	446	Aruba Branch (Frgr)	Nassaustraal 85		Aruba			Full Service Brick and Mortar Office	12/22/1969	
214561	577	Avenida Eusebio Ayala Branch (Frgr)	Kubitscheck 1174		Asuncion			Full Service Brick and Mortar Office	11/16/1981	
214350	360	Asuncion Branch (Frgr)	Estrella Esquina Chile		Asuncion			Full Service Brick and Mortar Office	09/22/1958	
214596	613	Plaza Uruguay Branch (Frgr)	25 De Mayo Esquina Antequera #1174		Asuncion			Full Service Brick and Mortar Office	08/06/1982	
214581	597	Fernando De La Mora	Avenida Fernando De La Mora		Asuncion			Full Service Brick and	01/28/1982	

		Branch (Frgr)			Mortar Office	
214650	669	Avenida Gaspar Branch (Frgr)	Avenida Gaspar Rodriguez De Francia Y Otazu	Asuncion	Full Service Brick and Mortar Office	12/21/1984
214588	604	Paleo Falio Branch (Frgr)	53a, Achilleos Str., 175 62 Paleo Falio	Athens	Full Service Brick and Mortar Office	12/22/1981
214568	584	Aghia Deposit Window Branch (Frgr)	22, Ag Ioannow, Aghin Paraskevi	Athens	Full Service Brick and Mortar Office	12/30/1981
214481	491	Drossopoulou Branch (Frgr)	54 I Drossopoulou Street	Athens	Full Service Brick and Mortar Office	12/27/1974
214438	448	Filikis Eteras Branch (Frgr)	2 Filikis Eteras (Kolonaki) Sq	Athens	Full Service Brick and Mortar Office	12/31/1969
214380	390	Athens Branch (Frgr)	8 Othonos St. & Constitution Sq.	Athens	Full Service Brick and Mortar Office	06/29/1964
214708	731	Auckland Branch (Frgr)	Quay Towers, 29 Customes Street West	Auckland	Full Service Brick and Mortar Office	07/22/1987
214601	618	Barra Branch (Frgr)	Rua Almirante Marques De Leao, 465, (40140-230) Salvador	Bahia	Full Service Brick and Mortar Office	09/15/1982
214516	530	Bahia Blanca Branch (Frgr)	Avenida Colon Y Luis Maria Drago	Bahia Blanca	Full Service Brick and Mortar Office	03/02/1979
214530	544	Balboa Branch (Frgr)	778 Tavernilla Street	Balboa	Full Service Brick and Mortar Office	10/01/1979
214462	472	Bandar Seri Branch (Frgr)	147 Jalan Chevalier	Bandar Seri Begawan	Full Service Brick and Mortar Office	05/11/1972