



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/15/2019

Property Information	
Folio:	03-4108-006-1600
Property Address:	325 ALCAZAR AVE Coral Gables, FL 33134-4301
Owner	325 ALCAZAR HOLDING CORP
Mailing Address	7051 SW 12 ST MIAMI, FL 33144
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,571 Sq.Ft
Lot Size	2,500 Sq.Ft
Year Built	1949



Assessment Information			
Year	2019	2018	2017
Land Value	\$500,000	\$625,000	\$375,000
Building Value	\$157,100	\$81,290	\$314,200
XF Value	\$0	\$0	\$0
Market Value	\$657,100	\$706,290	\$689,200
Assessed Value	\$657,100	\$703,208	\$639,280

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction		\$3,082	\$49,920

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
CORAL GABLES SEC K PB 8-33 LOT 31 BLK 19 LOT SIZE 25.000 X 100 OR 18406-3095 1298 1

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$657,100	\$703,208	\$639,280
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$657,100	\$706,290	\$689,200
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$657,100	\$703,208	\$639,280
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$657,100	\$703,208	\$639,280

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1998	\$180,700	18406-3095	Sales which are qualified
01/01/1995	\$0	16643-0295	Sales which are disqualified as a result of examination of the deed
06/01/1979	\$113,800	10432-1641	Sales which are qualified
09/01/1976	\$53,000	00000-00000	Sales which are disqualified as a result of examination of the deed

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

CITY'S
EXHIBIT 1

325 Alcazar Avenue

<p><u>Owner (PA and deed address)</u> 325 Alcazar Holding Corp. 7051 SW 12 St Miami, FL 33144-5402</p>	<p><u>Owner (Sunbiz principal and mailing address)</u> 325 Alcazar Holding Corp. 9100 S. Dadeland Blvd, Ste 600 Miami, FL 33156-7815</p>
<p><u>Owner (RA address)</u> 325 Alcazar Holding Corp. Murai, Wald, Biondo & Moreno, P.A. c/o Registered Agent 1200 Ponce De Leon Blvd Coral Gables, FL 33134-3370</p>	



ONLINE SERVICES

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

Permits and Inspections: Search Results

[Logon](#) [Help](#) [Contact](#)

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-19-08-4939	08/08/2019	325 ALCAZAR AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1949) CONSTRUCTION REGULATION BOARD CASE #19-9029 AND UNSAFE STRUCTURES	approved			980.63
BL-19-03-5579	03/18/2019	325 ALCAZAR AVE	AWNINGS / CANOPY	STORE FRONT CANVAS AWNING (1) COLOR BLACK \$3,500	issued	04/24/2019		0.00
AB-19-03-5238	03/12/2019	325 ALCAZAR AVE	BOA COMPLETE (LESS THAN \$75,000)	**COMMERCIAL STORE FRONT CANVAS AWNING / COLOR BLACK / FIRE RESISTANT / \$3,500**	issued	03/12/2019		0.00
EL-18-10-3636	10/22/2018	325 ALCAZAR AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ROOF TOP - EXACT AC CHANGE OUT OF 5 TON UNIT \$20,000	final	10/23/2018	11/14/2018	0.00
UP-18-09-2511	09/14/2018	325 ALCAZAR AVE	UPFRONT FEE	UPFRONT FEE FOR ME-18-09-2510*** ROOF TOP - EXACT AC CHANGE OUT OF 5 TON UNIT \$20,000	final	10/02/2018	10/02/2018	0.00
ME-18-09-2510	09/14/2018	325 ALCAZAR AVE	MECH COMMERCIAL / RESIDENTIAL WORK	ROOF TOP - EXACT AC CHANGE OUT OF 5 TON UNIT \$20,000	final	09/20/2018	12/14/2018	0.00
BL-18-04-4026	04/25/2018	325 ALCAZAR AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF FLAT-GAF ROOFING SYSTEM W/ GAF EVERGUARD TPO 60 MILL TOPSHEET \$29,643	final	05/10/2018	05/20/2019	0.00
ME-14-05-3963	05/28/2014	325 ALCAZAR AVE	MECH SMOKE EVAC INSP / FIRE SUPPRESSION TEST	INSTALL FIRE SUPPRESSION SYSTEM \$2500	final	06/02/2014	05/19/2015	0.00
FD-14-05-3397	05/19/2014	325 ALCAZAR AVE	FIRE HOOD SYSTEM/FIRE SUPPRESSION SYSTEM	RESTAURANT FRANCESCO FIRE SUPPRESSION SYSTEM TEST PERMIT (HOOD) 5-19-14	issued	05/19/2014		0.00
BL-13-01-1294	01/25/2013	325 ALCAZAR AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	IMPACT STOREFRONT (3) WINDOWS AND	final	02/13/2013	03/22/2013	0.00

CITY'S

EXHIBIT

2

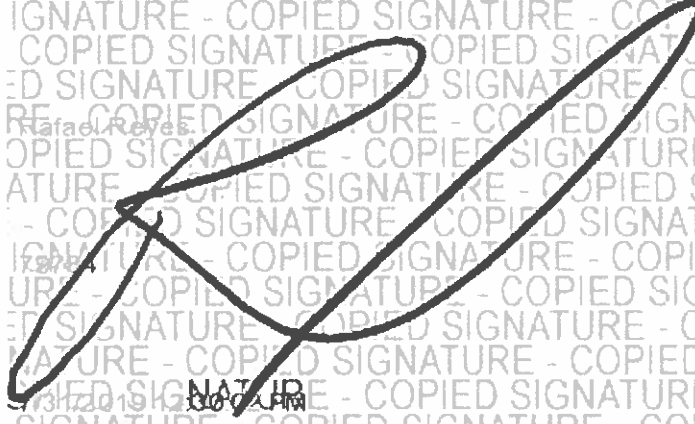
Search Results

				(1) DOOR BRONZE FRAME AND GRAY GLASS \$4,500					
AB-13-01-1093	01/23/2013	325 ALCAZAR AVE	BOA COMPLETE (LESS THAN \$75,000)	IMPACT (3) WINDOWS AND (1) DOOR BRONZE FRAME AND GRAY GLASS \$4500	issued	01/23/2013			0.00
CE-12-02-8173	02/28/2012	325 ALCAZAR AVE	CODE ENF WARNING PROCESS	VERBAL WARNING FRANCESCO RESTAURANT - SPOKE TO FRANCO OUTDOOR SEATING	final	02/28/2012	02/28/2012		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).

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.

Company Representative:


Rafael Reyes
7/31/2019 12:02 PM
Signature valid only in mobile-eyes documents

Rafael Reyes
7/31/2019

Inspector:


Madelaine Mendez
7/31/2019 12:30 PM
Signature valid only in mobile-eyes documents

Madelaine Mendez
7/31/2019



The City of Coral Gables

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

February 11, 2019

VIA CERTIFIED MAIL

7018 0680 0001 3977 3811

325 ALCAZAR HOLDING CORP
7051 SW 12 ST
MIAMI, FL 33144

RE: 325 ALCAZAR AVE
FOLIO # 03-4108-006-1600
Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

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 1949. 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 by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 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). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and 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/property_recertification.asp. The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays 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 at that time. 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 completed Report may be submitted Monday through Friday, 7:30 am to 3:20 pm to this Department.

Thank you for your prompt attention to this matter.

Handwritten signature of Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S Composite

EXHIBIT 4



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

Track Another Package +

Tracking Number: 70180680000139773811

Remove X

Your item has been delivered to the original sender at 9:42 am on March 25, 2019 in CORAL GABLES, FL 33114.

Delivered

March 25, 2019 at 9:42 am
Delivered, To Original Sender
CORAL GABLES, FL 33114

Feedback

Tracking History



March 25, 2019, 9:42 am

Delivered, To Original Sender
CORAL GABLES, FL 33114

Your item has been delivered to the original sender at 9:42 am on March 25, 2019 in CORAL GABLES, FL 33114.

March 25, 2019, 9:37 am

Available for Pickup
CORAL GABLES, FL 33114

March 24, 2019, 1:43 am

Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

March 23, 2019

In Transit to Next Facility

March 6, 2019, 11:14 am
Addressee Unknown
MIAMI, FL 33144

February 13, 2019, 9:01 am
Forwarded
MIAMI, FL

February 13, 2019, 8:02 am
Arrived at Unit
MIAMI, FL 33144

February 12, 2019, 7:41 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

Product Information

Feedback
∨

See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

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



The City of Coral Gables

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

5/16/2019

325 ALCAZAR HOLDING CORP
7051 SW 12 ST
MIAMI, FL 33144

RE: 325 ALCAZAR AVE
FOLIO # 03-4108-006-1600

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated February 11, 2019, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). 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). In order to avoid delays submit the completed Report in person in order to calculate all fees accordingly.

Failure to submit the completed Report within thirty (30) calendar days from the date of this Notice will result in forwarding the matter to the City's Construction Regulation Board for further review and determination; additional fees will be incurred at that time. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

Development Services Department

CITY HALL, 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

6/19/2019

325 ALCAZAR HOLDING CORP
7051 SW 12 ST
MIAMI, FL 33144

RE: 325 ALCAZAR AVE
FOLIO # 03-4108-006-1600

Notice of Required Inspection For Recertification of 40 Years or Older Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated February 11, 2019, 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 May 16, 2019, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets 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 is presumed unsafe** due to non-compliance.

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).

Please be advised **the matter will be forwarded to the City's Construction Regulation Board ("Board")**; 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, it 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. The completed Report may be submitted Monday through Friday, 7:30 am to 2:30 pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 19-9029

vs.

325 ALCAZAR HOLDING CORP.
7051 S.W. 12th Street
Miami, Florida 33144-5402

Return receipt number:

7018 2290 0001 6693 8189

Respondent.

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

Date: August 28, 2019

Re: **325 Alcazar Avenue**, Coral Gables, Florida 33134-4301 and legally described as Lot 31, Block 19, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-1600 ("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, 2nd Floor, Coral Gables, Florida 33134, on September 16, 2019, 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 2:30 p.m.

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

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

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

c:

325 Alcazar Holding Corp., 9100 S. Dadeland Boulevard, Suite 600, Miami, Florida 33156-7815

325 Alcazar Holding Corp., Murai, Wald, Biondo & Moreno, P.A., c/o Registered Agent, 1200 Ponce de Leon Boulevard, Coral Gables, Florida 33134-3370



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-9029

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

I, Jose Paz, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 325 ALCAZAR AVENUE, ON 8-28-19
AT 10:28 AM.

Jose Paz
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of August, in
the year 2019, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

325 ALCAZAR AVENUE



THIS INSTRUMENT PREPARED BY:
CRISTINA ECHARTE BROCHIN, Esq.
Barat, Hall, Blando & Korman, P.A.
35 S.E. 2nd Ave., Suite 900
Miami, FL 33131

REC. 18406 PS 3095

958425178 1998 MAR 24 11:11

Property Appraiser's Office: 311
(Police Dispatch): 01-4108 666-1000

Grantee(s) S.S. (1a):

RECEIVED 16034.30 SURT 313.15
HARVEY RUBIN, CLERK DADE COUNTY, FL

WARRANTY DEED

THIS WARRANTY DEED made the 04th day of December, 1998 by AGUSTIN P. ARELLANO, a married man, whose post office address is 7155 N.W. 15 Street, Suite B, Miami, FL 33126-1223, hereinafter called the grantor, to 324 ALCAZAR HOLDING CORP., a Florida corporation, whose post office address is 7155 N.W. 15 Street, Suite B, Miami, FL 33126-1223, hereinafter called the grantee. (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of each individual, and the successors and assigns of corporations.)

W I T N E S S E I N:

That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Miami-Dade County, Florida, to wit:

Lot 31 in Block 19 of CORAL GABLES SECTION K, as recorded in Plat Book 8 at Page 32 of the Public Records of Miami-Dade County, Florida.

SUBJECT TO: utility easements, subdivision restrictions of record, all lawful zoning laws and taxes for the year 1997 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

GRANTOR AVERS THAT THE SUBJECT PROPERTY HAS NEVER BEEN AND IS NOT CURRENTLY HIS HOMESTEAD AND IS NOT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD, this same in fee simple forever.

AND the grantor hereby covenants with said grantee that he is lawfully seized of said land in fee simple; that he has good title and lawful authority to sell and convey said land; that he hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF the grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Print name: _____
Print name: _____

[Handwritten Signature]
7155 N.W. 15 Street, Suite B
Miami, FL 33126-1223

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

HARVEY RUBIN
CLERK DADE COUNTY

The foregoing instrument was acknowledged before me this 04th day of December, 1998, by Agustín P. Arellano, and I have read the contents thereof and the nature and object thereof and the parties thereto and the instrument is a true and correct copy of the original as the same appears from the original.

[Handwritten Signature]
JUDITH P. WILSON, State of Florida
County Clerk, Miami-Dade County

My Commission Expires:



JUDITH P. WILSON
My Commission Expires June 18, 2000



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

Detail by Entity Name

Florida Profit Corporation
325 ALCAZAR HOLDING CORP.

Filing Information

Document Number	P98000106112
FE/EIN Number	65-0888209
Date Filed	12/22/1998
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/08/2013

Principal Address

9100 S DADELAND BLVD STE 600
MIAMI, FL 33156

Changed: 10/14/2016

Mailing Address

9100 S. DADELAND BLVD.
P98000106112
MIAMI, FL 33156

Changed: 02/06/2019

Registered Agent Name & Address

MURAI, WALD, BIONDO & MORENO, P.A.
1200 PONCE DE LEON BLVD
MIAMI, FL 33134

Address Changed: 10/14/2016

Officer/Director Detail

Name & Address

Title TRUS

THE AGUSTIN R ARELLANO, SR FAMILY TRUST
 7051 SW 12TH ST
 MIAMI, FL 33144

Annual Reports

Report Year	Filed Date
2017	01/07/2017
2018	01/10/2018
2019	02/06/2019

Document Images

02/06/2019 -- ANNUAL REPORT	View image in PDF format
01/10/2018 -- ANNUAL REPORT	View image in PDF format
01/07/2017 -- ANNUAL REPORT	View image in PDF format
10/14/2016 -- Reg. Agent Change	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
01/26/2015 -- ANNUAL REPORT	View image in PDF format
03/12/2014 -- ANNUAL REPORT	View image in PDF format
02/08/2013 -- REINSTATEMENT	View image in PDF format
04/11/2011 -- ANNUAL REPORT	View image in PDF format
03/08/2010 -- ANNUAL REPORT	View image in PDF format
02/10/2009 -- ANNUAL REPORT	View image in PDF format
02/11/2008 -- ANNUAL REPORT	View image in PDF format
07/13/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
01/11/2005 -- ANNUAL REPORT	View image in PDF format
04/28/2004 -- ANNUAL REPORT	View image in PDF format
01/23/2003 -- ANNUAL REPORT	View image in PDF format
01/31/2002 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- ANNUAL REPORT	View image in PDF format
02/08/2000 -- ANNUAL REPORT	View image in PDF format
03/08/1999 -- ANNUAL REPORT	View image in PDF format
12/22/1998 -- Domestic Profit	View image in PDF format