



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/28/2020

Property Information	
Folio:	03-4108-110-0001
Property Address:	35 Antilla Ave
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0 12
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0 1959



Assessment Information			
Year	2020	2019	2018
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OASIS AT ANTILLA CONDO	
CORAL GABLES DOUGLAS SEC PB 25-69	
LOTS 20 & 21 BLK 22	
AS DESC IN DECL OR 25271-2466	
LOT SIZE 11000 SQ FT	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

CITY'S
EXHIBIT

List of service addresses for January 2021 unsafe structures cases

- 1) 35 Antilla Ave – This is a 12-unit condominium, so the address for service of the initial notice of unsafe structure is the condominium association. However, the property appraiser lists only two owners for all twelve of the units (one owns seven, the other five). If the association and owners do not respond, the City will have to serve the unit owners and any related interested parties for each unit. I checked Unit 1, to determine if the owner had placed a mortgage against all of the units, but I found a mortgage that only encumbers Unit 1, so all units will have to be checked individually. I included the first page of the mortgage on Unit 1 as a reminder to search each Unit, but you may decide not to include it in the exhibits. (updated from October 2019 and October 2020 searches)

<u>Condo association (Sunbiz principal address)</u> Oasis at Antilla Condominium Assoc., Inc. 35 Antilla Ave Coral Gables, FL 33134-3477	<u>Condo Association (RA address)</u> Oasis at Antilla Condominium Assoc., Inc. c/o Charbel Abud Registered Agent 1342 NW 84 Ave Doral, FL 33126-1500
<u>Owner #1 (RA address)</u> Antilla Apartments, LLC c/o Charbel Abud Registered Agent 1342 NW 84 Ave Doral, FL 33126-1500	<u>Owner #2 (RA address)</u> Antilla Investments, LLC c/o David S. Kutner Registered Agent 8225 SW 145 Street Palmetto Bay, FL 33158-1430

CITY'S

EXHIBIT 2



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/15/2019

	Folio	Sub-Division	Owner	Address
1	03-4108-110-0010	OASIS AT ANTILLA CONDO	ANTILLA APARTMENTS LLC	35 ANTILLA AVE UNIT: 1 Coral Gables
2	03-4108-110-0020	OASIS AT ANTILLA CONDO	ANTILLA APARTMENTS LLC	35 ANTILLA AVE UNIT: 2 Coral Gables
3	03-4108-110-0030	OASIS AT ANTILLA CONDO	ANTILLA APARTMENTS LLC	35 ANTILLA AVE UNIT: 3 Coral Gables
4	03-4108-110-0040	OASIS AT ANTILLA CONDO	ANTILLA APARTMENTS LLC	35 ANTILLA AVE UNIT: 4 Coral Gables
5	03-4108-110-0050	OASIS AT ANTILLA CONDO	ANTILLA APARTMENTS LLC	35 ANTILLA AVE UNIT: 5 Coral Gables
6	03-4108-110-0060	OASIS AT ANTILLA CONDO	ANTILLA INVESTMENTS LLC	35 ANTILLA AVE UNIT: 6 Coral Gables
7	03-4108-110-0070	OASIS AT ANTILLA CONDO	ANTILLA APARTMENTS LLC	35 ANTILLA AVE UNIT: 7 Coral Gables
8	03-4108-110-0080	OASIS AT ANTILLA CONDO	ANTILLA INVESTMENTS LLC	35 ANTILLA AVE UNIT: 8 Coral Gables
9	03-4108-110-0090	OASIS AT ANTILLA CONDO	ANTILLA INVESTMENTS LLC	35 ANTILLA AVE UNIT: 9 Coral Gables
10	03-4108-110-0100	OASIS AT ANTILLA CONDO	ANTILLA APARTMENTS LLC	35 ANTILLA AVE UNIT: 10 Coral Gables
11	03-4108-110-0110	OASIS AT ANTILLA CONDO	ANTILLA INVESTMENTS LLC	35 ANTILLA AVE UNIT: 11 Coral Gables
12	03-4108-110-0120	OASIS AT ANTILLA CONDO	ANTILLA INVESTMENTS LLC	35 ANTILLA AVE UNIT: 12 Coral Gables

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

Detail by Entity Name

Florida Not For Profit Corporation

OASIS AT ANTILLA CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N07000000279
FE/EIN Number 16-1782412
Date Filed 01/09/2007
State FL
Status ACTIVE

Principal Address

35 ANTILLA AVE.
CORAL GABLES, FL 33134

Mailing Address

1342 NW 84 Ave
Doral, FL 33126

Changed: 05/01/2018

Registered Agent Name & Address

Abud, Charbel
1342 NW 84 Ave
Doral, FL 33126

Name Changed: 04/05/2019

Address Changed: 04/05/2019

Officer/Director Detail

Name & Address

Title VP

Bello, Berta
1342 NW 84 Ave
Doral, FL 33126

Doral, FL 33126

Title President

Abud, Charbel
1342 NW 84 Ave
Doral, FL 33126

Title Secretary

Perez, Maggie
1342 NW 84 Ave
Doral, FL 33126

Annual Reports

Report Year	Filed Date
2017	04/10/2017
2018	05/01/2018
2019	04/05/2019

Document Images

04/05/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
02/04/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
03/10/2010 -- ANNUAL REPORT	View image in PDF format
07/19/2009 -- ANNUAL REPORT	View image in PDF format
04/25/2008 -- ANNUAL REPORT	View image in PDF format
01/09/2007 -- Domestic Non-Profit	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company
ANTILLA APARTMENTS, LLC

Filing Information

Document Number	L15000050407
FEI/EIN Number	APPLIED FOR
Date Filed	03/20/2015
Effective Date	03/19/2015
State	FL
Status	ACTIVE

Principal Address

1342 NW 84 Ave
Doral, FL 33126

Changed: 03/29/2016

Mailing Address

1342 NW 84 Ave
Doral, FL 33126

Changed: 03/29/2016

Registered Agent Name & Address

Abud, Charbel
1342 NW 84 Ave
Doral, FL 33126

Name Changed: 03/29/2016

Address Changed: 03/29/2016

Authorized Person(s) Detail

Name & Address

Title Manager

Abud, Charbel
1342 NW 84 Ave
Doral, FL 33126

Title Manger

Ramirez, Lee
1342 NW 84 Ave
Doral, FL 33126

Annual Reports

Report Year	Filed Date
2017	04/10/2017
2018	05/01/2018
2019	04/05/2019

Document Images

04/05/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
03/20/2015 -- Florida Limited Liability	View image in PDF format

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ANTILLA INVESTMENTS, LLC

Filing Information

Document Number	L11000071806
FEI/EIN Number	45-3826365
Date Filed	06/21/2011
Effective Date	06/20/2011
State	FL
Status	ACTIVE

Principal Address

8225 SW 145 STREET
PALMETTO BAY, FL 33158

Mailing Address

8225 SW 145 STREET
PALMETTO BAY, FL 33158

Registered Agent Name & Address

KUTNER, DAVID S
8225 SW 145 STREET
PALMETTO BAY, FL 33158

Authorized Person(s) Detail

Name & Address

Title MGRM

KUTNER, DAVID S
8225 SW 145 STREET
PALMETTO BAY, FL 33158

Annual Reports

Report Year	Filed Date
2018	05/01/2018

2019	04/05/2019
2020	04/30/2020

Document Images

04/30/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
04/11/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
06/21/2011 -- Florida Limited Liability	View image in PDF format



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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-19-09-3414	09/04/2019	35 ANTILLA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1959) CONSTRUCTION REGULATION BOARD CASE #19-9163 AND UNSAFE STRUCTURES	approved			980.63

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

CITY'S

EXHIBIT

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**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.

Occupant Name:	35 Antilla Ave. Condominium - 12 units	Inspection Date:	12/5/2019
Address:	35 Antilla Avenue	InspectionType:	AA-Tactical, Apartment/Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	016673

No violations noted at this time.

Company Representative:

Signature valid only in mobile eyes documents

Inspector:

[illegible]

Ref: 83405

CITY'S
EXHIBIT



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 3934

OASIS AT ANTILLA CONDOMINIUM ASSOC INC
C/O ROBERT M HABER
1000 BRICKELL AVE #215
MIAMI, FL 33131

RE: 35 ANTILLA AVE
FOLIO # 03-4108-110 0001
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 1959. 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.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

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USPS Tracking®

[FAQs > \(https://www.usps.com/faqs/uspstracking-faqs.htm\)](https://www.usps.com/faqs/uspstracking-faqs.htm)

Track Another Package +

Tracking Number: 70180680000139773934

Remove X

Your item has been delivered to the original sender at 9:31 am on February 28, 2019 in CORAL GABLES, FL 33114.



February 28, 2019 at 9:31 am
Delivered, To Original Sender
CORAL GABLES, FL 33114

Feedback

Tracking History

**February 28, 2019, 9:31 am**

Delivered, To Original Sender
CORAL GABLES, FL 33114

Your item has been delivered to the original sender at 9:31 am on February 28, 2019 in CORAL GABLES, FL 33114.

February 27, 2019, 11:27 pm

Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

February 27, 2019

In Transit to Next Facility

February 25, 2019, 6:45 pm

Moved, Left no Address
MIAMI, FL 33101

February 15, 2019, 1:48 pm

Forward Expired

MIAMI, FL 33131

February 12, 2019, 7:41 pm

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

Product Information



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>)

Feedback

The easiest tracking number is the one you don't have to know.



The City of Coral Gables

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

5/16/2019

OASIS AT ANTILLA CONDOMINIUM ASSOC INC
C/O ROBERT M HABER
1000 BRICKELL AVE #215
MIAMI, FL 33131

RE: 35 ANTILLA AVE
FOLIO # 03-4108-110-0001

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(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). 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

OASIS AT ANTILLA CONDOMINIUM ASSOC INC
C/O ROBERT M HABER
1000 BRICKELL AVE #215
MIAMI, FL 33131

RE: 35 ANTILLA AVE

FOLIO # 03-4108-110-0001

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. 19-9163

vs.

OASIS AT ANTILLA CONDOMINIUM ASSOC. INC.
35 Antilla Avenue
Coral Gables, Florida 33134-3477

Return receipt number:

7018 2290 0001 6693 8332

Respondent.

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

Date: September 23, 2019

Re: **35 Antilla Avenue**, Coral Gables, Florida 33134 and legally described as Lots 20 & 21, Block 22 as desc in decl or 25271-2466, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-110-0001 ("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.

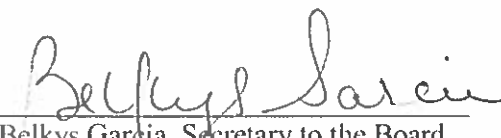
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on October 7, 2019, at 2:00 p.m.

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:
Oasis at Antilla Condominium Assoc. Inc., c/o Charbel Abud, 1342 N.W. 84th Avenue, Doral, Florida 33126-1500
Antilla Apartments, LLC, c/o Charbel Abud, 1342 N.W. 84th Avenue, Doral, Florida 33126-1500



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-9163

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 35 Antilla Avenue, ON 9-23-19
AT 10:37 AM.

JOSE IGLESIAS

Employee's Printed Name

[Signature]
Employee's Signature

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

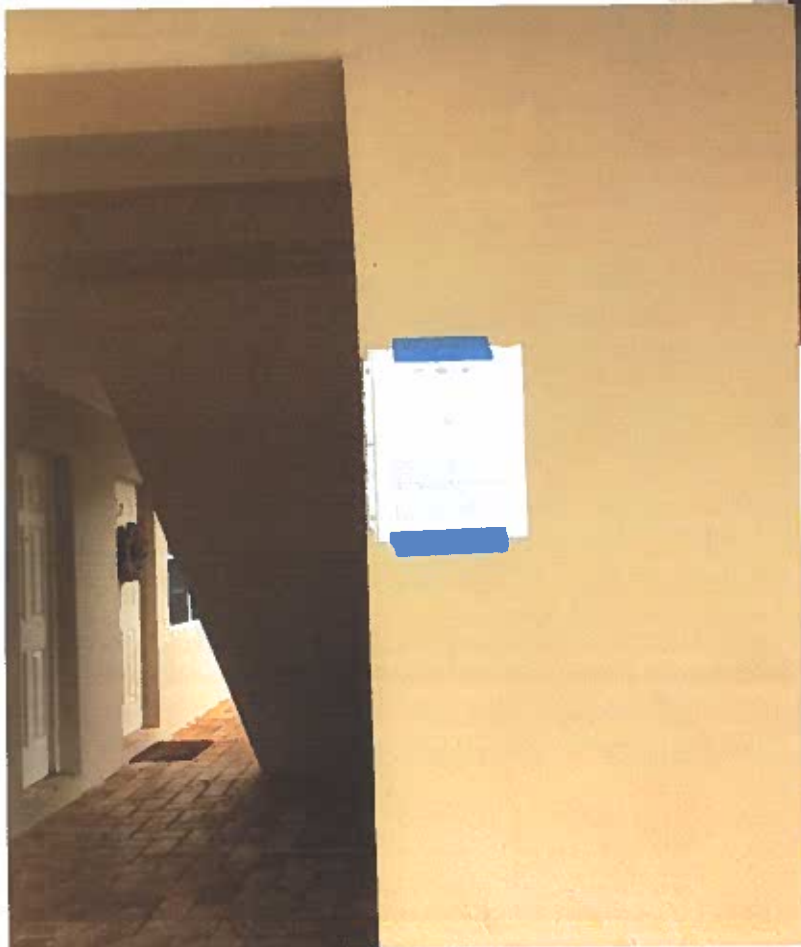
Sworn to (or affirmed) and subscribed before me this 23rd day of September, in
the year 2019, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

35 ANTILLA AVENUE





LAW OFFICES OF
CARRILLO & CARRILLO, P.A.

December 23, 2019

Via Email, Fax and Regular Mail

Manuel Z. Lopez, P.E.
Belkys Garcia, Secretary
City of Coral Gables
Development Services Department
P.O. Box 141549
Coral Gables, FL 33114-1549

RE: Oasis at Antilla Condominium Association, Inc.
Folio No.: 03-4108-110-0001; 35 Antilla Avenue, Coral Gables, FL

Dear Messrs. Lopez and Garcia:

Please be advised that I represent Oasis at Antilla Condominium Association, Inc., (hereinafter referred to as "Oasis at Antilla") regarding the above-referenced matter. It has come to my attention that you have issued a Notice of Violation to Oasis at Antilla, as an unsafe structure for failure to submit a 40-year recertification. This Notice of Violation appears to be premised on two defective notices that were not addressed to my client. The notices dated February 11, 2019, and May 16, 2019, were sent to Robert Haber, at 1000 Brickell Avenue, #215, Miami, FL 33131. Robert Haber does not represent Oasis at Antilla, nor is he the Registered Agent listed for Oasis at Antilla with the Division of Corporations. Accordingly, the notices provided upon which the violation is premised were flawed and therefore, a nullity. Hence, the violation that was issued is in violation of my client's right to due process.

On a more substantive note, please be advised that my client's roof experienced significant damage as a result of Hurricane Irma, and my client is currently involved in a claim against its insurance company to recover for damages it sustained as a result of Hurricane Irma. Currently, we are involved in litigation with the insurance company over this claim. As you know, these things take time to resolve and until this claim is resolved, my client will not be able to replace the roof at the above-referenced property. Accordingly, it is uncertain when my client will be able to submit a complete 40-year recertification that includes the roofing system. I assume my client's property is not the only property that may be up for a 40-year recertification while at the same time being involved in a roof claim with its insurer over a hurricane claim. Please let me know what can be done to work around this issue.

Sincerely,



FELIX R. CARRILLO

Cc: Client

3676 SW 2nd Street · Miami · Florida 33135
Telephone (305) 460-6001 · Facsimile (305) 460-6002



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

January 2, 2020

Carrillo & Carrillo, P.A.
3676 SW 2nd Street
Miami, Fl. 33135

Att.: Mr. Feliz Carrillo.

ADDRESS: 35 Antilla Ave
PROPERTY FOLIO #: 03-4108-110-0001

Dear Mr. Carrillo:

This Department has received your request for an extension to provide the Building Recertification Report ("Report") for the above property address. By these means, I am granting an additional sixty (60) calendar days from the date of this letter to provide the Recertification Report. Please note we will not be able to grant additional extensions; If non-compliant, the case will be scheduled for the March 16, 2020 meeting of the Construction Regulation Board.

If you have any questions, I can be reached at 305-460-5242.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

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. 19-9163

vs.

OASIS AT ANTILLA CONDOMINIUM ASSOC. INC.
35 Antilla Avenue
Coral Gables, Florida 33134-3477

Return receipt number:

7019 1120 0000 2229 3159

Respondent.

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

Date: March 2, 2020

Re: 35 Antilla Avenue, Coral Gables, Florida 33134 and legally described as Lots 20 & 21, Block 22 as desc in decl or 25271-2466, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-110-0001 ("Property").

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

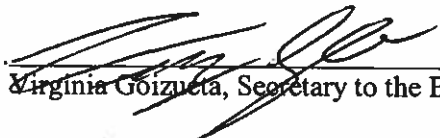
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on March 16, 2020, at 2:00 p.m.

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 Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. 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.


Virginia Goizueta, 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:

Oasis at Antilla Condominium Assoc. Inc., c/o Charbel Abud, 1342 N.W. 84th Avenue, Doral, Florida 33126-1500
Antilla Apartments, LLC, c/o Charbel Abud, 1342 N.W. 84th Avenue, Doral, Florida 33126-1500



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19- 9163

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 35 Anillo Ave, ON March 2, 2020
AT 10:25 AM.

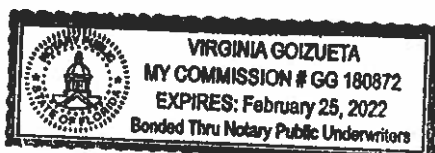
JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

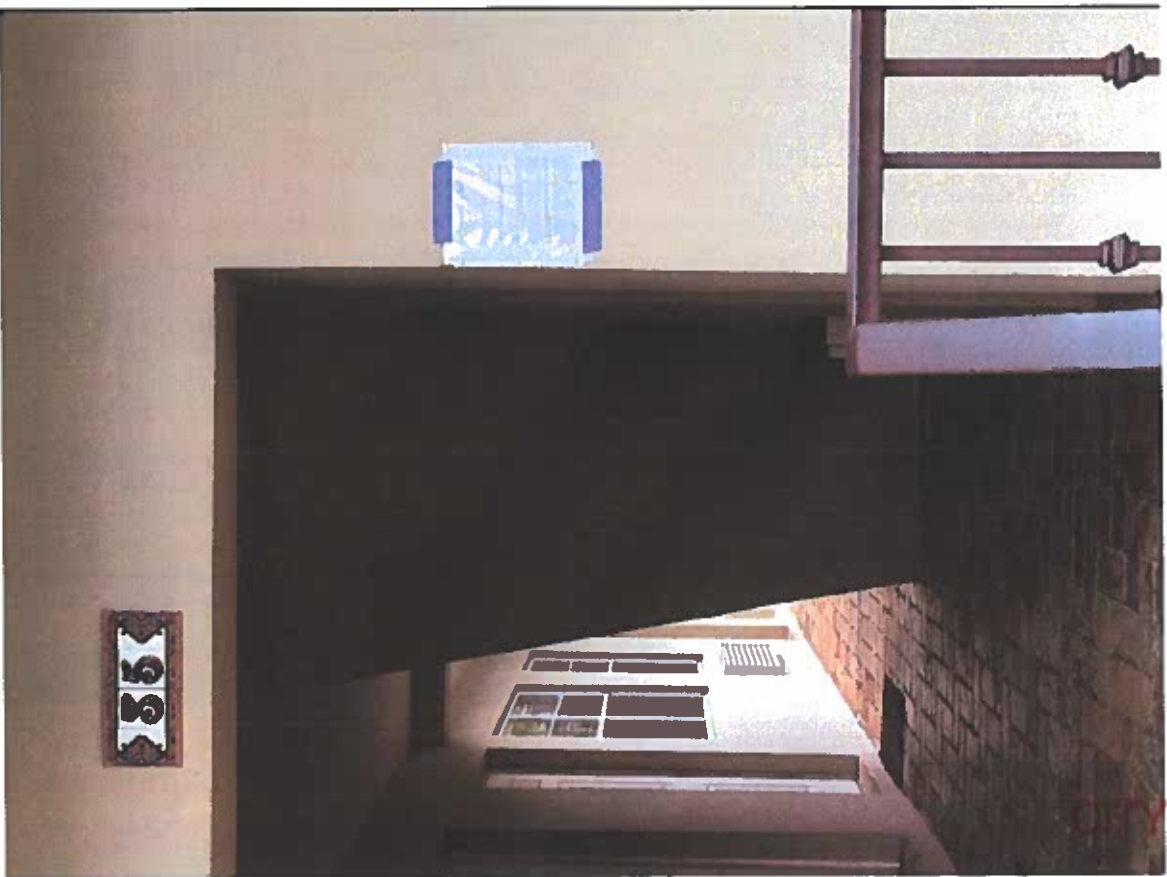
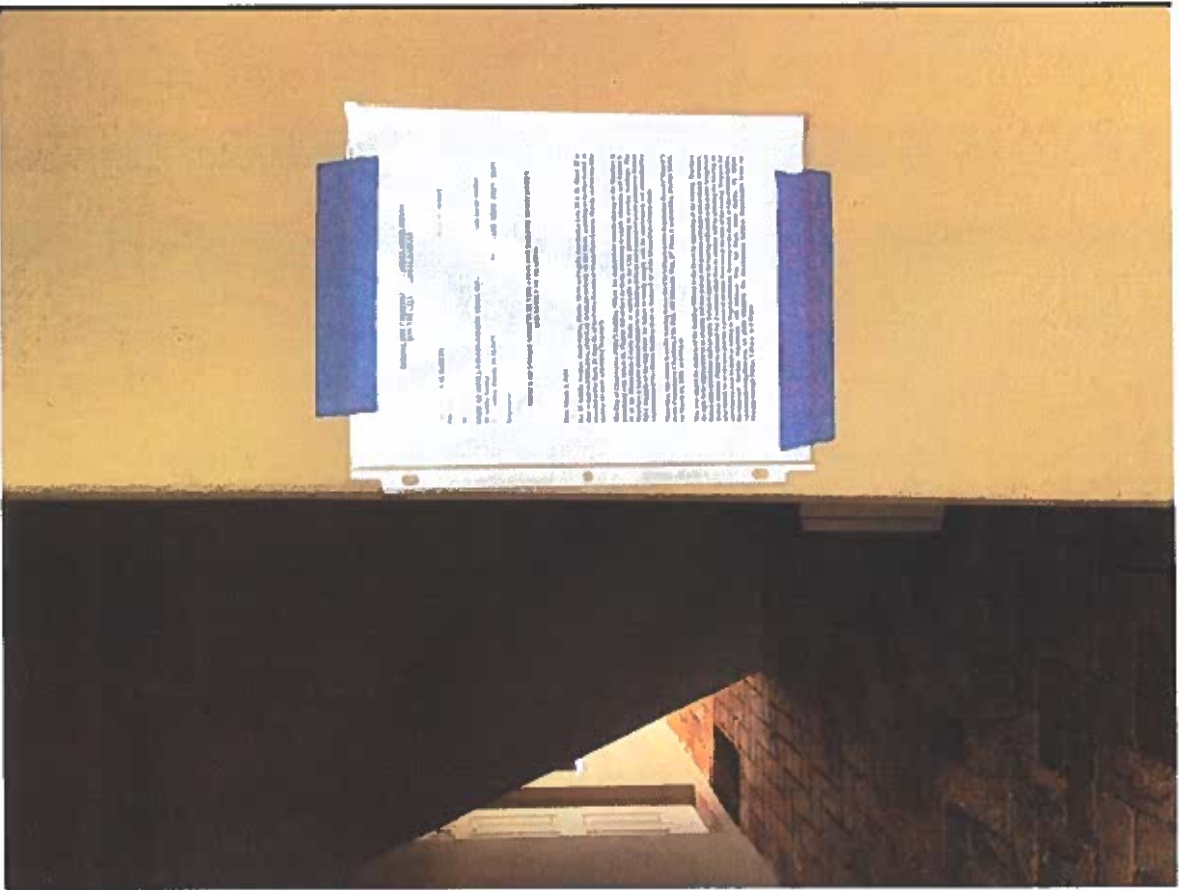
STATE OF FLORIDA)
ss.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 2 day of March, in
the year 2020, by Jose Iglesias who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public





The City of Coral Gables

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

Dade March 13, 2020

To: OASIS AT ANTILLA CONDOMINIUM ASSOC. INC.

35 Antilla Avenue

Coral Gables, Florida 33134-3477

Case: 19-9163

The Construction Regulation Board hearing scheduled on Monday; March 16, 2020 has been cancelled.

Should you have any questions or concerns please contact Virginia Goizueta, Board secretary (305) 460-5250 vgoizueta@coralgables.com

Thank you

Virginia Goizueta, Building Services Coordinator

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 19-9163

vs.

Oasis at Antilla Condominium Assoc., Inc
35 Antilla Ave.
Coral Gables, Fl. 33134-3477

Return receipt number:

7019 1120 0000 2229 4668

Respondent.

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

Date: December 28, 2020

Re: 35 ANTILLA AVE.. CORAL GABLES, FL.33134 and legally described as LOTS 20 & 21 BLK 22,
OASIS AT ANTILLA CONDO, CORAL GABLES DOUGLAS SEC PB 25-69 and 03-4108-110-0001
("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 105-186(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 a hybrid hearing before the City's Construction Regulation Board ("Board") on January 11, 2021, at 2:00 p.m.

The Construction Regulation Board Meeting will be holding a regular board meeting on Monday, January 11, 2021, commencing at 2:00 p.m. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/92859826458>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 928 5982 6458. Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING

EXHIBIT

6

TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER. To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing *9.

Please be advised that the following Rules of Procedure will apply:

HEARING:

The video conference platform Zoom will be used for virtual and hybrid CRB hearings. The electronic device (computer, smartphone) must have the microphone, audio, and camera enabled. If you do not have access to an electronic device with audio and a camera enabled, a computer with Zoom capabilities will be available in the courtyard at City Hall.

In advance of the hearing date, please review the following rules of procedure carefully as they contain important instructions and deadlines for submission of exhibits. In addition, please also review Resolution Nos. 2020-74 and 2020-90 which contain general rules of procedure that also apply to hearings before the Construction Regulation Board (available at <https://bit.ly/33byeZy> and <https://bit.ly/3373Hw5>, and also available upon request made to vgoizueta@coralgables.com). Anyone attending a hearing must do so by following these instructions:

1. Go to <https://zoom.us/>.
2. Click on "Join a Meeting" at the top of the page, right of center.
3. Enter the Meeting ID: 928 5982 6458
4. Click "Join"

RULES OF PROCEDURE:

1. A quorum of the members of the CRB must be present in the room. The remaining members of the CRB may appear via Zoom and may vote and participate as they would if they were present in person.
2. The City Attorney and Building Division Staff may appear in person or via Zoom.
3. Witnesses, property owners/representatives, members of the public and other participations shall appear virtually.
4. Upon commencement of the hearing, the Chair of the CRB shall provide an explanation of the hearing procedures.
5. The Chair shall proceed to call the cases listed by the agenda.
6. Once each case is called, those who will be testifying during the hearing shall be sworn in. All persons testifying must appear by video conference as required by the rules of procedure adopted by Resolution No. 2020-90.
7. Each case before the CRB shall be prosecuted by the Building Official or his or her designee.
8. The hearing need not be conducted in accordance with the formal rules relating to evidence and witnesses, but fundamental due process shall be observed and shall govern the proceedings. Any relevant evidence shall be admitted if the Chair finds it competent and reliable, regardless of the existence of any common law or statutory rule to the contrary. Hearsay evidence may be accepted for the purpose of supplementing or explaining any direct evidence, but such hearsay evidence shall not in and of itself be considered sufficient to support a finding or decision unless the evidence would be admissible over objections

in a civil action.

9. IF YOU WISH TO INTRODUCE EXHIBITS AS EVIDENCE, YOU MUST PROVIDE THE CITY WITH A COPY OF THOSE EXHIBITS AT LEAST 5 DAYS PRIOR TO THE HEARING. PLEASE EMAIL YOUR EXHIBITS TO vgoizueta@coralgables.com AND INCLUDE THE PROPERTY ADDRESS AND CASE NUMBER IN YOUR EMAIL.
 - a. A list of all proposed exhibits and a copy of the proposed exhibits shall be provided in a format that is easily viewable on the Zoom platform. All exhibits shall be clearly labeled to allow for efficient retrieval and display on the Zoom platform during the hearing.
10. Each party shall have the right to call and examine witnesses; to introduce exhibits; to cross examine opposing witnesses on any matter relevant to the issues, even though that matter was not covered in the direct examination; to impeach any witnesses regardless of which party first called that witness to testify; and to offer rebuttal of the evidence.

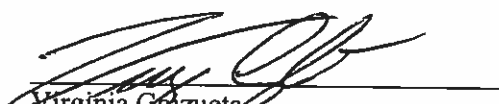
Should you wish to review the Construction Regulation Board case exhibits prior to the hearing, you may access them at <https://coralgables.legistar.com/Calendar.aspx> or email your request to vgoizueta@coralgables.com and include the property address and case number.

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 Virginia Goizueta, 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) 460-5250. 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.


Virginia Goizueta
Secretary to the Board

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c: Oasis at Antilla Condominium Assoc., Inc. C/O Charbel Abud, Registered Agent, 1342 NW 84 Ave. Doral Fl. 33126-1500. Antilla Apartments, LLC. C/O Charbel Abud, Registered Agent, 1342 NW 84 Ave. Doral Fl. 33126-150. Antilla Investments, LLC. C/O David S. Kutner, Registered Agent, 8225 SW 145 Street Palmetto Bay, Fl. 33158



Case #: 19-9163

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 35 Antilla Ave., ON December 29, 2020 AT 9:00 p.m.

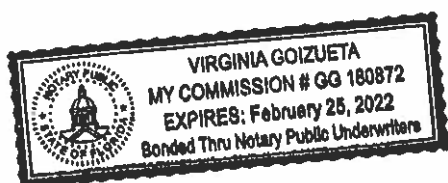
EDUARDO
Employee's Printed Name


Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 29 day of December, in the year 2020, by Eduardo Morbil who is personally known to me.

My Commission Expires:



Notary Public

CITY'S
EXHIBIT 7

35

CITY'S

EXHIBIT

8



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 19-9163

vs.

Oasis at Antilla Condominium Assoc., Inc
35 Antilla Ave.
Coral Gables, Fl. 33134-3477

Return receipt number:

7019 1120 0000 2229 4668

Respondent.

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

Date: December 28, 2020

Re: 35 ANTILLA AVE., CORAL GABLES, FL. 33134 and legally described as LOTS 20 & 21 BLK 22,
OASIS AT ANTILLA CONDO, CORAL GABLES DOUGLAS SEC PB 25-69 and 03-4108-110-0001
("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 105-186(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 a hybrid hearing before the City's Construction Regulation Board ("Board") on January 11, 2021, at 2:00 p.m.

The Construction Regulation Board Meeting will be holding a regular board meeting on Monday, January 11, 2021, commencing at 2:00 p.m. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/92859826458>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: **305-301-6166**. Meeting ID: **928 5982 6458**. Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. **PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING**

Prepared by:
Douglas Shapiro
9715 S.W 58 Court
Pinecrest, FL 33156

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY WOULD BE APPROXIMATELY \$125,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE AND SECURITY AGREEMENT

Executed this 29th day of June, 2018, by **Antilla Apartments, LLC., a Florida Limited Liability Company** of 1342 N.W. 84 Ave, Doral, FL 33126, hereinafter referred to "Mortgagor" to **Douglas Shapiro** of 9715 S.W 58 Court, Pinecrest, FL 33156, party of the second part, hereinafter collectively called the "Lender" and/or "Mortgagee".

WITNESSETH, that for divers good and valuable considerations, and to secure the payment of the aggregate sum of money named in that certain promissory note of even date herewith given by Mortgagor to Lender, the Mortgagor does grant, bargain, sell, alienate, remise, release, convey and confirm unto the Lender, in fee simple the following described real estate, of which the Mortgagor is now seized and possessed and in actual possession, situate in the County of Miami-Dade, State of Florida, legally described as follows:

Unit 1 of Oasis at Antilla Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 25271, Page(s) 2466, of the Public Records of Miami-Dade County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 03-4108-110-0010

TOGETHER with all structures and improvements now and hereafter on said land and the fixtures attached thereto, also together with all and singular the tenements, hereditaments, easements, riparian rights and appurtenances thereto, and also all the estate, right, title, interest and all claims and demands whatsoever, as well in law as in equity, of said Mortgagor in and to the same, and every part and parcel thereof, and also all gas and electric fixtures, radiators, heaters, air