



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/23/

| Property Information | |
|----------------------|--|
| Folio: | 03-4117-005-0312 |
| Property Address: | 256 MIRACLE MILE Coral Gables, FL 33134-5908 |
| Owner | JACKSON RIP HOLMES |
| Mailing Address | 35 SIDONIA AVE APT B CORAL GABLES, FL 33134 USA |
| PA Primary Zone | 6400 COMMERCIAL - CENTRAL |
| Primary Land Use | 1111 STORE : RETAIL OUTLET |
| Beds / Baths / Half | 0 / 0 / 0 |
| Floors | 1 |
| Living Units | 0 |
| Actual Area | Sq.Ft |
| Living Area | Sq.Ft |
| Adjusted Area | 2,908 Sq.Ft |
| Lot Size | 3,000 Sq.Ft |
| Year Built | 1930 |



| Assessment Information | | | |
|------------------------|-------------|-------------|-------------|
| Year | 2020 | 2019 | 2018 |
| Land Value | \$1,275,000 | \$1,275,000 | \$1,020,000 |
| Building Value | \$225,000 | \$85,000 | \$479,820 |
| XF Value | \$0 | \$0 | \$0 |
| Market Value | \$1,500,000 | \$1,360,000 | \$1,499,820 |
| Assessed Value | \$1,496,000 | \$1,360,000 | \$1,341,868 |

| Benefits Information | | | | |
|--|----------------------|---------|------|-----------|
| Benefit | Type | 2020 | 2019 | 2018 |
| Non-Homestead Cap | Assessment Reduction | \$4,000 | | \$157,952 |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). | | | | |

| Short Legal Description | |
|-------------------------|--|
| CORAL GABLES CRAFTS SEC | |
| PB 10-40 | |
| LOT 10 BLK 2 | |
| LOT SIZE 3000 SQ FT | |
| FAU 03-4117-005-0310 | |

| Taxable Value Information | | | |
|---------------------------|-------------|-------------|---------|
| | 2020 | 2019 | 2018 |
| County | | | |
| Exemption Value | \$0 | \$0 | |
| Taxable Value | \$1,496,000 | \$1,360,000 | \$1,341 |
| School Board | | | |
| Exemption Value | \$0 | \$0 | |
| Taxable Value | \$1,500,000 | \$1,360,000 | \$1,499 |
| City | | | |
| Exemption Value | \$0 | \$0 | |
| Taxable Value | \$1,496,000 | \$1,360,000 | \$1,341 |
| Regional | | | |
| Exemption Value | \$0 | \$0 | |
| Taxable Value | \$1,496,000 | \$1,360,000 | \$1,341 |

| Sales Information | | | |
|-------------------|-------|--------------|---------------------------|
| Previous Sale | Price | OR Book-Page | Qualification Description |

**CITY'S
EXHIBIT**

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:

List of service addresses for January 2021 unsafe structures cases

1) 256 MIRACLE MILE

| | |
|--|--|
| <u>Owner (Sunbiz RA address)</u> Jackson Rip Holmes 35 Sidonia Ave, Apt B Coral Gables, FL 33134-3453 | <u>First Mortgagee (Sunbiz RA address)</u> Intrepid Financial Services, Inc. Gary H. Baker Registered Agent 55 Rogers Street, #402 Clearwater, FL 33756-5285 |
| <u>First Mortgagee (Sunbiz mailing address)</u> Intrepid Financial Services, Inc. 443 22 St Belleair Beach, FL 33786-3414 | <u>Second Mortgagee (Sunbiz mailing address)</u> Bayview Loan Services 4425 Ponce De Leon Blvd, 4th Floor Coral Gables, FL 33146-1837 |
| <u>Second Mortgagee (Sunbiz RA address)</u> Bayview Loan Services c/o Corporation Service Company Registered Agent 1201 Hays Street Tallahassee, FL 32301-2699 | |

CITY'S

EXHIBIT 2


[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 |
|---------------|------------|------------------|-------------------------------------|--|-----------|------------|------------|----------|
| EX-19-09-3338 | 09/03/2019 | 256 MIRACLE MILE | PERMIT EXTENSION | PERMIT EXTENSION FOR BL-18-11-3118***REMOVE CARPET & INSTALL NEW VINYL FLOORING / CARPET \$5,800 | final | 09/03/2019 | 09/03/2019 | 0.00 |
| UP-18-11-3119 | 11/14/2018 | 256 MIRACLE MILE | UPFRONT FEE - THIS IS NOT A PERMIT | *** UPFRONT FEE FOR BL18113118 *** REMOVE CARPET & INSTALL NEW VINYL FLOORING / CARPET \$5,800 | final | 11/14/2018 | 11/14/2018 | 0.00 |
| BL-18-11-3118 | 11/14/2018 | 256 MIRACLE MILE | COMMERCIAL FLOORING (INTERIOR ONLY) | REMOVE CARPET & INSTALL NEW VINYL FLOORING / CARPET \$5,800 | stop work | 11/19/2018 | | 0.00 |
| EL-16-11-6615 | 11/04/2016 | 256 MIRACLE MILE | ELEC COMMERCIAL / RESIDENTIAL WORK | | canceled | | 04/18/2017 | 0.00 |
| BL-16-10-7155 | 10/26/2016 | 256 MIRACLE MILE | ROOF / LIGHT WEIGHT CONC | RE ROOF FLAT- GAF ROOF SYSTEM W/ 1PLY GAF 170FR TOPSHEET \$35,750 | final | 11/07/2016 | 04/18/2017 | 0.00 |
| CE-13-05-1779 | 05/28/2013 | 256 MIRACLE MILE | CODE ENF WARNING PROCESS | VERBAL WARNING OVERSIZED SIGN ON WINDOWS @ MASSAGE ENVY | final | 05/28/2013 | 05/29/2013 | 0.00 |
| CE-12-11-0861 | 11/15/2012 | 256 MIRACLE MILE | CODE ENF WARNING PROCESS | WT16381 5-1901 ZONING CODE (SIW) SIGN IN WINDOW (POSTERS AND FREE STANDING SIGN WITHIN 10' OF STOREFRONT @ MASSAGE ENVY) CERT MAIL 91 7108 2133 3932 6152 3818 CERT MAIL 91 7108 2133 3932 6152 3801 | final | 11/15/2012 | 11/15/2012 | 0.00 |
| PU-12-04-7993 | 04/10/2012 | | | REQ CERT COPY OF PERMIT | final | 04/11/2012 | 04/11/2012 | 0.00 |

CITY'S

EXHIBIT 3

| | | | | | | | | |
|---------------|------------|------------------------|--|--|-------|------------|------------|------|
| BL-11-06-7977 | 06/30/2011 | 256 MIRACLE MILE | PUBLIC RECORDS SEARCH | BL11067977 SYKES INV 477233 | | | | |
| | | 256 MIRACLE MILE | SIGNS | PROJECTION SIGN & WINDOW SIGNAGE (MESSAGE ENVY) \$2,750 | final | 03/14/2012 | 04/12/2012 | 0.00 |
| AB-11-06-7757 | 06/28/2011 | 256 MIRACLE MILE | BOA COMPLETE (LESS THAN \$75,000) | PROJECTION SIGN (MESSAGE ENVY) \$2,750 | final | 06/28/2011 | 04/12/2012 | 0.00 |
| PU-11-05-5989 | 05/12/2011 | 256 MIRACLE MILE | PUBLIC RECORDS SEARCH | REQ COPY OF PERMIT 04120208 CRM INV 013309 | final | 05/13/2011 | 05/13/2011 | 0.00 |
| RC-10-09-5445 | 09/30/2010 | 256 MIRACLE MILE | BLDG RECERT / CRB | BUILDING RECERTIFICATION | final | 09/30/2010 | 09/30/2010 | 0.00 |
| CE-10-07-3908 | 06/10/2010 | 256 CORAL WAY | CODE ENF WARNING PROCESS | WT78824 CH.5-1901 ZONING CODE (SNP) @ 4:15PM MAINTAINING SIGN(S) WHICH HAVE BEEN INSTALLED WITHOUT NECESSARY APPROVAL AND PERMIT. (MESSAGE ENVY) | final | 06/10/2010 | 07/06/2010 | 0.00 |
| CE-09-04-3057 | 04/24/2009 | 256 CORAL WAY | CODE ENF WARNING PROCESS | WT76441 CH.5-1902 ZC (BAN) BANNERS, BALLOONS, FLAGS, OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED. (MESSAGE ENVY) | final | 04/24/2009 | 04/28/2009 | 0.00 |
| BL-09-02-1514 | 02/05/2009 | 256 CORAL WAY | SIGNS | SIGN FOR "MESSAGE ENVY" \$2200 | final | 03/04/2009 | 04/03/2009 | 0.00 |
| AB-09-02-1324 | 02/02/2009 | 256 CORAL WAY | BOA COMPLETE (LESS THAN \$75,000) | SIGN FOR "MESSAGE ENVY" \$2200 | final | 02/02/2009 | 04/03/2009 | 0.00 |
| BL-08-06-0226 | 06/03/2008 | 256 MIRACLE MILE | INTERIOR ALTERATION ONLY | COMM INTER ALTER (MESSAGE ENVY) LOCATED AT 256 CORAL WAY \$100,000 | final | 09/02/2008 | 01/20/2009 | 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).



2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

| | | | |
|-----------------------|------------------------------|-------------------------|---|
| Occupant Name: | Massage Envy of Coral Gables | Inspection Date: | 11/7/2019 |
| Address: | 256 Miracle Mile | InspectionType: | Mercantile (Annual Fire Inspection) |
| City: | Coral Gables | Inspected By: | David Johnson 305-460-5563 fireprevention@coralgables.com |
| Suite: | | Occ. Sq. Ft.: | 2500 |
| | | Occupant Number: | 224896 |

CITY'S
EXHIBIT 4



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

2/10/2020

VIA CERTIFIED MAIL

JACKSON RIP HOLMES
35 SIDONIA AVE APT B
CORAL GABLES, FL 33134

7018 2290 0001 6693 9667

RE: 256 MIRACLE MILE

FOLIO # 341170050312

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 YEAR. 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, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

5

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMI...

USPS Tracking®**FAQs >****Track Another Package +****Tracking Number:** 70182290000166939667

Remove X

Your item has been delivered to the original sender at 4:05 pm on March 5, 2020 in MIAMI, FL 33134.

Feedback

 **Delivered**

March 5, 2020 at 4:05 pm
Delivered, To Original Sender
MIAMI, FL 33134

Get Updates ∨

Text & Email Updates

Tracking History

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

Feedback



The City of Coral Gables

7019 1120 0000 2229 3203

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

5/11/2020

JACKSON RIP HOLMES
35 SIDONIA AVE APT B
CORAL GABLES FL 33134

RE: 256 MIRACLE MILE
FOLIO # 341170050312

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

Dear Property Owner:

In a certified letter dated 2/10/2020, 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).

Failure to submit the 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. The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMI...

USPS Tracking®

[FAQs >](#)

Track Another Package +

Tracking Number: 70191120000022293203

[Remove X](#)

Your item was delivered to an individual at the address at 12:42 pm on May 18, 2020 in MIAMI, FL 33134.

Feedback

 **Delivered**

May 18, 2020 at 12:42 pm
Delivered, Left with Individual
MIAMI, FL 33134

Get Updates 

Text & Email Updates



Tracking History



Product Information



See Less 

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FAQs

Feedback



The City of Coral Gables

7019 1120 0000 2229 3753

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

6/12/2020

JACKSON RIP HOLMES
35 SIDONIA AVE APT B
CORAL GABLES FL 33134

**RE: 256 MIRACLE MILE
FOLIO # 341170050312**

Notice of Required Inspection for Recertification of 40 Years or Older Building – Covid-19 Extension

Dear Property Owner:

This department has sent two certified letters dated 2/10/2020 and 5/11/2020, notifying you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, and Section 8-11 (f). These letters informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Due to the Covid-19 Pandemic, the DEADLINE for submittal of the Building Recertification Report for the above referenced property will be extended until Monday, November 2, 2020.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMI...

USPS Tracking®

[FAQs >](#)

Track Another Package +

Tracking Number: 70191120000022293753

Remove X

Your item was delivered to an individual at the address at 3:12 pm on June 18, 2020 in MIAMI, FL 33134.

Feedback

 **Delivered**

June 18, 2020 at 3:12 pm
Delivered, Left with Individual
MIAMI, FL 33134

Get Updates ▼

Text & Email Updates



Tracking History



Product Information



See Less ^

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

FAQs

Feedback



The City of Coral Gables

7019 1120 0000 2229 4347

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

11/6/2020

JACKSON RIP HOLMES
35 SIDONIA AVE APT B
CORAL GABLES, FL 33134

RE: 256 MIRACLE MILE

FOLIO # 341170050312

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

Dear Property Owner:

In a certified letter dated 2/10/2020, 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 5/11/2020, 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. A Covid-19 recertification letter dated 6/12/2020, extended the deadline to provide the Recertification Report until Monday, November 2, 2020.

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"); 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. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMI...

USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70191120000022294347[Remove X](#)

Your item was delivered to the front desk, reception area, or mail room at 4:33 pm on November 13, 2020 in MIAMI, FL 33134.

[Feedback](#)

Delivered

November 13, 2020 at 4:33 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33134

[Get Updates](#) 

[Text & Email Updates](#)

[Tracking History](#)

[Product Information](#)

[See Less](#) 

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

FAQs

Feedback

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 20-1936

vs.

Jackson RIP Holmes
35 Sidonia Ave, Apt. B
Coral Gables, Fl. 33134-3453

Return receipt number:

7019 1120 0000 2229 4590

Respondent.

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

Date: December 28, 2020

Re: 256 MIRACLE MILE, CORAL GABLES, FL. 33134 and legally described as LOT 10 BLK 2,
CORAL GABLES CRAFTS SEC, PB 10-40 and 03-4117-005-0312("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 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 TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH

EXHIBIT 6

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

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.

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.; Intrepid Financial Services, Inc. Gary H. Baker, Registered Agent, 55 Rogers Street, # 402, Clearwater, Fl. 33756-5285. Intrepid Financial Services, Inc, 443 22 St, Bellair Beach, Fl. 33786-3414. Bayview Loan Services, 4425 Ponce De Leon Blvd, 4th Floor, Coral Gables, Fl. 33146-1837. Bayview Loan Services C/O Corporation Service Company, Registered Agent, 1201 Hays Street, Fl. 32301-2699



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 20-1936

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 256 Miracle Mile, ON December 29, 2020 AT 9:00 AM.

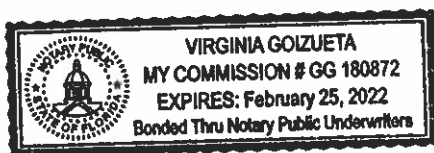
JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

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

My Commission Expires:



[Signature]
Notary Public

CITY'S
EXHIBIT 7



CITY'S

EXHIBIT

8

- In addition to these everyday steps, employees exhibiting any signs or symptoms of illness, including **cough** (contagious illness) remain home.





CFN 2004R0479916
 OR Bk 22397 Pg 02871 (1pg)
 RECORDED 06/16/2004 10:17:28
 DEED DOC TAX 0.60
 SURTAX 0.45
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

Parcel Identification No: 03-4117-005-0300 and 03-4117-005-0310

This Instrument Prepared By
 and Return to:

Richard L. Schanerman, Esq.
 Akerman Senterfitt
 One Southeast 3rd Avenue
 28th Floor
 Miami, Florida 33131

SPECIAL WARRANTY D E E D

This Special Warranty Deed, made this 11 day of May, 2004, between LUCY FLINN, a single person as to an undivided 1/4 interest, whose address is: One S.E. 3rd Avenue, 28th Floor, Miami, Fla, 33131, Grantor, and JACKSON RIP HOLMES, whose address is 3720 Collins Ave #410, Miami Beach, FL 33140, Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----
 -----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

Lot 10, Block 2, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the public Records of Miami-Dade County, Florida.

This real property does not constitute the homestead of the Grantor nor the Grantor's heirs. The Grantor's homestead address is: Not the Property and does not abut the Property.

SUBJECT TO: Real estate taxes for the year 2004 and subsequent years; and

Easements, covenants, restrictions, conditions, limitations and reservations of record; existing zoning ordinances and other restrictions as may be imposed by applicable governmental authority, none of which are hereby reimposed.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said Property in fee simple; that it has good right and lawful authority to sell and convey said Property; and hereby warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

In Witness Whereof, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Maria Teresa Gersing
 Witness #1 Signature
MARIA TERESA GERSING
 Witness #1 Printed Name
[Signature]
 Witness #2 Signature
JOSE Y. CASTRO
 Witness #2 Printed Name

Lucy Flinn
 LUCY FLINN

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 11 day of May, 2004 by LUCY FLINN who is personally known to me or who has produced FLA'S DRIVER'S LICENSE as identification.

SEAL

Maria Teresa Gersing
 Notary Signature
MARIA TERESA GERSING
 Printed Notary Signature

My Commission Expires:
 Our File 085034



CITY'S
 EXHIBIT 9

This Instrument Prepared by and Please Return to:

GARY H. BAKER, P.A.
2470 Sunset Point Road
Clearwater, FL 33759
Phone: (727) 793-0066

**BALLOON MORTGAGE MODIFICATION AGREEMENT AND
MODIFICATION OF ASSIGNMENT OF LEASES**

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT
OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$50,000.00,
WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE
BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

| | | |
|-----------|---|---|
| Date | : | AUGUST 25, 2020 |
| Mortgagor | : | JACKSON RIP HOLMES, a Florida resident 35 Sidonia Avenue, B Coral Gables, Florida 33134 |
| Mortgagee | : | INTREPID FINANCIAL SERVICES, INC., a Florida corporation, AND ITS SUCCESSORS AND OR ASSIGNS AS THEIR INTEREST MAY APPEAR 443 22 nd Street Belleair Beach, FL 33786 |

WITNESSETH:

Mortgagor previously granted to S&G Financial Services of South Florida, Inc. ("S&G") mortgage liens, security interests and assignments of rent in the Mortgaged Property described below to secure payment of indebtedness in the amount of \$200,000 (the "S&G Indebtedness") pursuant to a Promissory Balloon Note, dated November 30, 2007, in the principal amount of \$200,000 executed by Jackson Rip Holmes (hereinafter "Mortgagor"), pursuant to the following (the "Loan Documents"):

Balloon Mortgage and Security Agreement, dated November 30, 2007 recorded in Official Records Book 26113 at Pages 3178-88 of the Public Records of Miami-Dade County, Florida (the "Original Mortgage");

Conditional Assignment of Leases, Rents and Profits, dated November 30, 2007 recorded in Official Records Book 26113 at Page 3189 of the Public Records of Miami-Dade County, Florida (the "Original Assignment of Leases");

UCC Financing Statement dated November 30, 2007, recorded in Official Records Book 26113 at Pages 3194 of the Public Records of Miami-Dade County, Florida (the "Original Financing Statement");

Any and all other documents held by S&G and executed and delivered by Mortgagor in favor of S&G in connection with and which comprise the Loan Documents.

All of S&G's rights, titles and interests in and to the S&G Indebtedness, the Original Mortgage, the Original Assignment of Leases, the Original Financing Statement and the other Loan Documents, were subsequently transferred and assigned to Mortgagee, Intrepid Financial Services, Inc., a Florida corporation, pursuant to an Assignment recorded in Official Records Book 26113 at Pages 3194 of the Public Records of Miami-Dade County, Florida (the "Assignment"). All of the mortgage liens, security interests and assignments which were transferred and assigned to Mortgagee were granted for good and valuable consideration, and covered the following described real estate, properties, interests and rights (all herein referred to as the "Mortgaged Property"), to wit:

All that certain parcel of land in MIAMI-DADE County, Florida, described as follows:

Lot 10, Block 2 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,

together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof

a/k/a 256 Miracle Mile, Coral Gables, FL

Folio#: 03-4117-005-0312

(collectively, the "Property")

Contemporaneous with the execution of this Balloon Mortgage Modification Agreement and Modification of Assignment of Leases (the "Modification Agreement") Mortgagor has:

- a. Paid down and reduced the amount owing of the S&G Indebtedness to \$50,000.00; and
- b. delivered to Mortgagee an Amended and Restated Promissory Balloon Note ("the "Restated Note"), in the principal amount of \$50,000, which is a restatement of the all outstanding indebtedness owing by Mortgagor to Mortgagee, including the S&G Indebtedness; and

Mortgagee further hereby modifies the Original Mortgage, the Original Assignment of Leases, the Original Financing Statement and the other Loan Documents, to clarify that the amount secured by the Original Mortgage and the Original Assignment of Leases is, as of the date hereof, \$50,000 as reflected by the Restated Note.

Except as modified or amended thereby, the terms of the Original Mortgage, the Original Assignment of Leases, the Original Financing Statement and the other Loan Documents shall remain in full force and effect, and the terms and provisions of the Original Mortgage, the Original Assignment of

Leases and the Original Financing Statement are incorporated herein by reference with the same force and effect as if fully set forth herein.

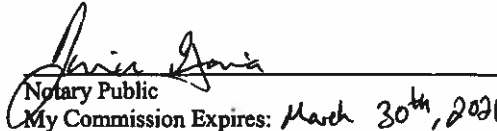
**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT
OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$50,000.00,
WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE
BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

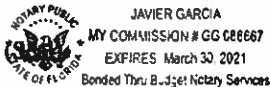
IN WITNESS WHEREOF, Mortgagor has executed this instrument and Mortgagee has accepted delivery of this instrument as of the day and year first above written.


JACKSON RIP HOLMES

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

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 2nd day of August, 2020, by Jackson Rip Holmes, who produced a Florida driver's license as identification and who executed the foregoing instrument and acknowledged the same as his free and voluntary act and deed for the purposes therein expressed.


Notary Public
My Commission Expires: March 30th, 2021



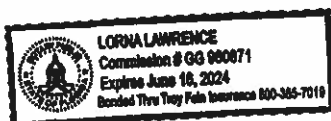
ACCEPTED AND AGREED TO this 1 day of September, 2020:

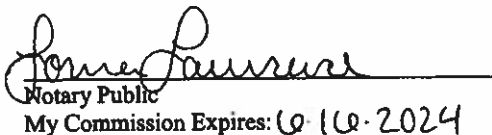
INTREPID FINANCIAL SERVICES, INC.

By: 
John F. Michel, Jr.

STATE OF FLORIDA)
) ss
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 1 day of September, 2020, by John F. Michel, Jr., who is known to me and who executed the foregoing instrument on behalf of and as President of Intrepid Financial Services, Inc. and acknowledged the same as his free and voluntary act and deed and the free and voluntary act and deed of the corporation for the purposes therein expressed.




Notary Public
My Commission Expires: 6-18-2024

(Seal)

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Detail by Entity Name

Florida Profit Corporation

INTREPID FINANCIAL SERVICES, INC

Filing Information

| | |
|-------------------------|---------------|
| Document Number | P95000053990 |
| FEI/EIN Number | 59-3323748 |
| Date Filed | 07/10/1995 |
| State | FL |
| Status | ACTIVE |
| Last Event | REINSTATEMENT |
| Event Date Filed | 02/27/1998 |

Principal Address

443 22ND ST.
BELLEAIR BEACH, FL 33786

Changed: 06/23/2009

Mailing Address

443 22ND ST.
BELLEAIR BEACH, FL 33786

Changed: 06/23/2009

Registered Agent Name & Address

BAKER, GARY H
55 Rogers Street #402
CLEARWATER, FL 33756

Name Changed: 01/10/2010

Address Changed: 03/21/2016

Officer/Director Detail

Name & Address

Title PD

MICHEL, JOHN FJR
443 22ND ST.
BELLEAIR BEACH, FL 33786

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2018 | 03/27/2018 |
| 2019 | 02/20/2019 |
| 2020 | 03/19/2020 |

Document Images

| | |
|---|--|
| 03/19/2020 -- ANNUAL REPORT | View image in PDF format |
| 02/20/2019 -- ANNUAL REPORT | View image in PDF format |
| 03/27/2018 -- ANNUAL REPORT | View image in PDF format |
| 02/10/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/21/2016 -- ANNUAL REPORT | View image in PDF format |
| 02/05/2015 -- ANNUAL REPORT | View image in PDF format |
| 02/15/2014 -- ANNUAL REPORT | View image in PDF format |
| 03/09/2013 -- ANNUAL REPORT | View image in PDF format |
| 02/17/2012 -- ANNUAL REPORT | View image in PDF format |
| 01/17/2011 -- ANNUAL REPORT | View image in PDF format |
| 01/10/2010 -- ANNUAL REPORT | View image in PDF format |
| 01/11/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/07/2008 -- ANNUAL REPORT | View image in PDF format |
| 01/19/2007 -- ANNUAL REPORT | View image in PDF format |
| 02/14/2006 -- ANNUAL REPORT | View image in PDF format |
| 02/04/2005 -- ANNUAL REPORT | View image in PDF format |
| 01/11/2004 -- ANNUAL REPORT | View image in PDF format |
| 04/07/2003 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2002 -- ANNUAL REPORT | View image in PDF format |
| 03/08/2001 -- ANNUAL REPORT | View image in PDF format |
| 02/19/2000 -- ANNUAL REPORT | View image in PDF format |
| 03/10/1999 -- ANNUAL REPORT | View image in PDF format |
| 02/27/1998 -- REINSTATEMENT | View image in PDF format |
| 03/26/1996 -- ANNUAL REPORT | View image in PDF format |
| 07/10/1995 -- DOCUMENTS PRIOR TO 1997 | View image in PDF format |

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| |
|--|

CFN 2006R0716251
DR Bk 24684 Pg 4812; (1pg)
RECORDED 07/03/2006 09:08:08
HARVEY RUBIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

WHEN RECORDED MAIL TO:
Interbay Funding, L.L.C.
Attn: Jennifer McGovern
4425 Ponce De Leon Blvd, 5th Floor
Coral Gables, Florida 33146

BV LOAN NO: 200032164 A
Seller Loan No: 2061005
Servicer Loan No: 7670375

LOAN AMOUNT: \$ 445,000.00

Assignment of Mortgage and Security Agreement

FOR VALUE RECEIVED, the undersigned as ("ASSIGNOR/GRANTOR"), hereby grants, conveys, assigns to

BAYVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd, 5th Floor, Coral Gables, Florida 33146

("Assignee/Grantee") all beneficial interest under that certain Mortgage and Security Agreement dated: 3/28/2005

and executed by: JACKSON RIP HOUWES, A SINGLE MAN

as borrower(s) to: SILVER HILL FINANCIAL, LLC, as Original Lender, and certain Mortgage and Security Agreement is recorded in Instrument No. 2005R0318967 in Volume 23224, at Page 0381, recorded on 3/31/2005, in the Official Records of MIAMI-DADE County, State of FL, covering the following described property:

256 Miracle Mile, Coral Gables, FL 33134

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Document.

Dated: 3/06/2006

Aundra Goodmond
Witness: Aundra Goodmond

ASSIGNOR: **SILVER HILL FINANCIAL, LLC**
4425 Ponce De Leon Blvd, 5th Floor, Coral Gables, Florida 33146

Cheryl Sandoval
Witness: Cheryl Sandoval

By: Robert G. Hall
ROBERT G. HALL, VICE PRESIDENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS

On 3/06/2006, before me, **ROGELIO A. PORTAL**, a notary public for an within the said county, personally appeared, **ROBERT G. HALL, VICE PRESIDENT**, of **SILVER HILL FINANCIAL, LLC** whose address is 4425 Ponce De Leon Blvd, 5th Floor, Coral Gables, Florida 33146, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Tracking Number:

00355156351

Prepared By: Cheryl Sandoval
Bayview Loan Servicing, LLC
4425 Ponce De Leon Blvd, 5th Floor
Coral Gables, Florida 33146

By: Rogelio A. Portal
Notary Public: **ROGELIO A. PORTAL**
My Commission Expires: 8/25/2008
My Commission #: DD 350149



FLORIDA DEPARTMENT OF STATE

DIVISION OF CORPORATIONS


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[Next List](#)

bayview Loan Services

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Entity Name List

| Corporate Name | Document Number | Status |
|---|-----------------|----------|
| BAYVIEW LOAN SERVICING, LLC | M03000003142 | NAME HS |
| BAYVIEW LOAN SERVICING OF S FL LLC | L13000009238 | InActive |
| BAYVIEW LOCK CORPORATION | 290088 | INACT |
| BAY VIEW LODGE INCORPORATED | 209574 | INACT |
| BAYVIEW LOFTS CONDOMINIUM ASSOCIATION, INC. | N03000003825 | NAME HS |
| BAY VIEW LOFTS CONDOMINIUM ASSOCIATION, INC. | N03000003825 | Active |
| BAYVIEW LUXURY LLC | L08000070925 | INACT |
| BAYVIEW MACHINERY CORPORATION | 291122 | INACT |
| BAYVIEW MALLS LLC | M02000003377 | INACT |
| BAYVIEW MANAGEMENT CORP. | 403361 | INACT |
| BAYVIEW MANAGEMENT, INC. | G98695 | INACT |
| BAYVIEW MANAGEMENT, LLC | L01000020795 | Active |
| BAYVIEW MANAGEMENT, INC. | M53050 | INACT |
| BAYVIEW MANAGEMENT GROUP, LLC | L05000099875 | Active |
| BAYVIEW MANAGEMENT SERVICES, INC. | P95000035894 | Active |
| BAYVIEW MANAGEMENT SERVICES OF ST. PETERSBURG, INC. | P98000022957 | INACT |
| BAY VIEW MANOR INC | 168732 | INACT |
| BAY VIEW MARINA INC | 332541 | INACT |
| BAYVIEW MARINA, INC. | 504746 | INACT |
| BAYVIEW MARINE, INC. | G00776 | INACT |

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bayview Loan Services

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Detail by Entity Name

Foreign Limited Liability Company
COMMUNITY LOAN SERVICING, LLC

Filing Information

| | |
|-----------------------------|----------------|
| Document Number | M03000003142 |
| FEI/EIN Number | 03-0527286 |
| Date Filed | 09/23/2003 |
| State | DE |
| Status | ACTIVE |
| Last Event | LC NAME CHANGE |
| Event Date Filed | 09/30/2020 |
| Event Effective Date | NONE |

Principal Address

4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Mailing Address

4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 09/08/2014

Address Changed: 09/08/2014

Authorized Person(s) Detail

Name & Address

Title MGR

Bayview Asset Management, LLC
4425 PONCE DE LEON BLVD., 5TH FLOOR
CORAL GABLES, FL 33146

Title Co-President & CEO

Lindow, Vanessa Maestu
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title Co-President & CEO

GOLDMAN, JOEL K
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title SVP, Asst Secty

BOMSTEIN, BRIAN E
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title SVP ASST SECTY

CARR, THOMAS
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title SVP

WILLIAMS, MARVIN
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title SVP

LOMINAC, EVE
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title SVP

WAGOVICH, TAMMIE
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title SVP

YURKON, MATTHEW
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title SVP - CFO

O'NEIL, SEAN
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title SVP

YANINEK, STEVEN
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title SVP, CCO, & Secty

WALDRON, MICHAEL
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title FIRST VP

BRIGGS, DAVID
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title SVP

LOFTON, CHERYL
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title FIRST VP

PIEDRA, GLYSETTE
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title SVP & CONTROLLER

GLASSMAN, MARK
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title VP

HALL, ROBERT
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title Sr. Vice President

GLASSNER, ADAM
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title Sr. Vice President

SWEENEY, LEONARD
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title SVP

JONAS, KEVIN
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title Sr. Vice President

LOZANO, Eric
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title FIRST VP

COHEN, SASHA
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title VP

DEMPSEY, BRYAN
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title VP

HALPERN, LAWRENCE
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title VP

GRAY, WALDO
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title FIRST VP

BADO, TINA
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title AVP

JAMES, JASON
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title AVP

RENFROE, KARI
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title AVP

CAREAGA, RAMONA
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title AVP

SUAREZ, PETER
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title AVP

BURGIO, MAURO
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title AVP

HERRING, JANAY
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title AVP

THAYER, NIKKI
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title First VP

SERRANO, SERGIO
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title AVP

FERNANDEZ, JESSICA
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title VP

JOYCE, PATRICK
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title AVP

MAURILUS, JOCELIN
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title AVP

SEBASTIAN, CIRA
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title AVP

GIL, CHRISTOPHER
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title AVP

GONZALEZ, JOSE, Jr.
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title AVP

CABALLERO-SOLIS, JOLIMA
4425 PONCE DE LEON BLVD., 4TH FLOOR
CORAL GABLES, FL 33146

Title AVP, Asst. Secretary

ASENCIO, SONIA
4425 PONCE DE LEON BLVD., 4TH FLOOR
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Title AVP

PESANTES, JUAN
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Title AVP

SHELTON, NIKOLE
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Title AVP

TRUEBA, GERARDO
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Title VP

SANCHEZ, CATHERINE
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Title AVP

SEEGER, RICHARD
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Title AVP

MOLINA, JESSICA
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Title SVP

JOLIS, RICHARD
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Title FIRST VP

FLICK, MICHAEL
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Title SVP

GELBER, ELIOT
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Title SVP

POMMER, BRYAN
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Title SVP

HABER, STEPHANIE
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Title FIRST VP

HODAPP, ROBERT
4425 PONCE DE LEON BLVD., 4TH FLOOR
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Title SVP, COO

MENCIA, DEERACK
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Title SVP

DELACRUZ, INGA
4425 PONCE DE LEON BLVD., 4TH FLOOR
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Title VP

AMORES, ALEX
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Title VP

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MADDOX, JAMES M.
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RUSHIA, CLARK
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Title VP

PAUL, PIERRE
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PERMAR, SCOTT
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SNYDER, JOANN
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Title VP

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MIGNOTT, JENNIFER
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Title VP

VAN WYK, KARMI
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Title VP

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Title VP

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Title VP

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Title AVP

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Title VP

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Title AVP

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Title AVP

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Title AVP

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Title AVP

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Title AVP

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Title AVP

Fraiser, Stephanie
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Title AVP

Bernard, Terry
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Title SVP

Steinman, Alison
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Title VP

Aronovitz, Ross
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Title VP

Smith, Michael
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