Exhibit 2

Item 13A

North Bay Village

Code Enforcement Officer File

City of North Bay Village Police Department

Code Enforcement Unit

INSPECTION RECORD

ADDRESS: **1755 – 79th Street Causeway**

PROPERTY HISTORY

12/9/05	COURTESY NOTICE ISSUED BY OFFICER FLORES FOR FAILING TO RENEW OCCUPATIONAL LICENSE FOR SALES OFFICE
6/19/08	COURTESY NOTICE ISSUED BY OFFICER SPEER FOR FENCE IN DISREPAIR
6/19/08	COURTESY NOTICE ISSUED BY OFFICER SPEER FOR DEBRIS, TRASH, PALM PRONS, CARPETS
6/19/08	COURTESY NOTICE ISSUED BY OFFICER SPEER FOR EXPIRED PERMITS FOR SALES TRAILERS
8/20/08	NOTE IN FILE-DUE TO SEVERAL COMPLAINTS..CODE OFFICER RODRIGUEZ INSPECTED PROPERTY AND FOUND ONE OF THE TWO SALES TRAILERS WITH THE DOORS REMOVED WITH EVIDENCE OF POSSIBLE SQUATTERS …OVERGROWTH OF GRASS AND WEEDS, JUNK AND TRASH.
9/3/08	COURTESY NOTICE ISSUED BY OFFICER RODRIGUEZ FOR MISCELLANEOUS JUNK & TRASH, 2 OFFICE TRAILERS ARE UNSAFE & A HEALTH HAZARD. 2ND COURTESY NOTICE ISSUED FOR OVERGROWTH OF GRASS AND WEEDS. BOTH NOTICES SENT BY CERTIFIED MAIL, GREEN CARD WAS SIGNED FOR RECEIPT ON 9/5/08
9/24/08	MICHAEL ROSE LEFT A PHONE MESSAGE FOR CODE OFFICER YFRAHIN FROM # (305) 373-6300 STATING THAT HE HAS RECEIVED THE NOTICES AND THEY ARE CLEANING OVERGROWTH & REMOVING TRAILERS.
9/29/08	NOTE IN FILE- OFFICER YFRAHIN RE-INSPECTED THE PROPERTY AND FOUND VIOLATIONS REMAIN
12/22/08	CITATION # 1493 ISSUED BY OFFICER RODRIGUEZ FOR UNLAWFULLY MAINTAINING JUNK & TRASH & DIRT MOUNDS (FINE $200.00) SENT BY CERTIFIED MAIL TO OWNER, GREEN CARD RETURNED SIGNED & DATED 12/29/08
12/22/08	CITATION # 1386 ISSUED BY OFFICER RODRIGUEZ FOR FAILURE TO PERFORM REQUIRED LOT MAINTENANCE, OVERGROWN GRASS & WEEDS (FINE $200.00) SENT BY CERTIFIED MAIL TO OWNER, GREEN CARD RETURNED SIGNED & DATED 12/29/08
1/16/09	LETTER SENT FROM MICHAEL ROSE TO OFFICER RODRIGUEZ VIA CERTIFIED MAIL ADVISING THAT HE HAS CLEANED THE PROPERTY AND REQUESTING THAT CITATIONS 1386 & 1493 BE VOIDED AND IF NOT BE SET FOR HEARING
7/31/09	CITATION # 1117 ISSUED BY OFFICER RODRIGUEZ FOR ALLOWING VEHICLE ACCESS TO THE LOT & NOT HAVING A CONTINIOUS HEDGE.(FINE $200.00) SENT CERTIFIED MAIL, GREEN CARD RETURNED SIGNED & DATED 8/3/09

13A(19)

7/31/09	CITATION # 1147 ISSUED BY OFFICER RODRIGUEZ FOR JUNK & TRASH (FINE $400.00) SENT CERTIFIED MAIL, GREEN CARD RETURNED SIGNED & DATED 8/3/09
9/18/09	RECEIVED LETTER FROM MICHAEL ROSE DATED 8/14/09 REQUESTING AN APPEAL BEFORE THE SPECIAL MASTER FOR CITATIONS 1147 & 1117
9/18/09	FAX RECEIVED FROM MICHAEL ROSE TO DENISE ADVISING THAT THEIR CERTIFIED LETTER TO THE CITY DATED 8/14/09 WAS RETURNED TO THEM – ATTACHED IS A COPY OF THE ENVELOPE FRONT SHOWING 2 ATTEMPTS AT DELIVERY & RETURNED ON 8/28
9/21/09	INVOICE SENT BY OFFICER RODRIGUEZ TO OWNER FOR CITATIONS # 1386 & 1493 REQUESTING PAYMENT OF $400.00 DUE. ON SAME- SENT CERTIFIED MAIL, GREEN CARD RETURNED SIGNED & DATED 9/23/09
9/24/09	FAXED LETTER RECEIVED FROM MICHAEL ROSE TO OFFICER RODRIGUEZ IN RESPONSE TO 9/21/09 LETTER FROM CODE OFFICER- MR. ROSE STATES THAT HE UNDERSTOOD THAT THESE CITATIONS HAD BEEN RESOLVED & ASKED THAT THE CITATIONS BE CLOSED & VOIDED
1/26/10	CITATION # 1458 ISSUED BY OFFICER RODRIGUEZ FOR REPEAT VIOLATION OF FAILURE TO PERFORM REQUIRED LOT MAINTENANCE – HEAVY OVERGROWTH ON VACANT LOT (FINE $400.00) SENT CERTIFIED MAIL, GREEN CARD RETURNED SIGNED & DATED 2/1/10
1/26/10	CITATION # 1459 ISSUED BY OFFICER RODRIGUEZ FOR REPEAT VIOLATION OF JUNK & TRASH ON PROPERTY (FINE $400.00) SENT CERTIFIED MAIL, GREEN CARD RETURNED SIGNED & DATED 2/1/10
2/15/10	LETTER SENT TO PROPERTY OWNER ADVISING THAT THEIR REQUEST TO APPEAL CITATIONS 1117 & 1147 HAS BEEN RECEIVED & THEY WILL BE NOTIFIED OF THE HEARING DATE
2/15/10	LETTER SENT TO PROPERTY OWNER ADVISING THAT THEIR REQUEST TO APPEAL CITATIONS 1386 & 1493 HAS BEEN RECEIVED & THEY WILL BE NOTIFIED OF THE HEARING DATE
2/22/10	LETTER SENT TO PROPERTY OWNER ADVISING THAT THEIR REQUEST TO APPEAL CITATIONS 1458 & 1459 HAS BEEN RECEIVED & THEY WILL BE NOTIFIED OF THE HEARING DATE
5/7/10	LETTER SENT TO MR. ROSE ADVISING HIM OF THE SPECIAL MASTER HEARING TO BE HEARD ON MAY 19, 2010 AT 4PM REFERENCE CITATIONS 1386, 1493, 1117, 1147, 1458 & 1459
5/19/10	AT TODAYS SPECIAL MASTER HEARING SPECIAL MASTER NORMAN POWELL IMPOSED A $400.00 FINE & $75.00 IN ADMINISTRATIVE COSTS + FAILURE TO CLEAR THE PROPERTY WITHIN 15 DAYS OF TODAY WILL RESULT IN A CONTINUING FINE OF $250.00 FOR EACH DAY THE VIOLATION CONTINUES TO EXIST. VIOLATION IS LISTED ON THE ORDER AS FAILURE TO PERFORM REQUIRED LOT MAINTENANCE, THEREBY ALLOWING OVERGROWTH OF GRASS AND WEEDS OVER 8 INCHES IN HEIGHT AND THE UNLAWFUL MAINTENANCE OF JUNK, TRASH, AND DIRT MOUNDS ON THE PROPERTY.
10/25/10	THE LIEN AGAINST THIS PROPERTY WAS RECORDED TODAY IN BOOK 27466 PAGES 0028 -0030 – MURRAY 13 A (50)

12/1/10	THE PROPERTY REMAINS OUT OF COMPLIANCE, I TOOK PICTURES TODAY AND PLACED THEM IN THE CASE FILE- MURRAY
4/23/11	MASSIVE CLEAN UP IN PROGRESS, MET ON SITE WITH CHRIS GRENTNER THE OWNER OF SHUCKERS WHO ADVISED HE HAD HIS STAFF CLEAN UP THE LOT AND WILL CONTINUE WITH THE CLEAN UP. HE ADVISED HE HAD GOT A PRICE ON THE DIRT REMOVAL. THE PROPERTY REMAINS NOT IN COMPLIANCE.- MURRAY
5/8/11	A LOT OF IMPROVEMENTS, BUT STILL NOT IN COMPLIANCE- MURRAY
8/10/11	INSPECTED PROPERTY TODAY AND TOOK PICTURES, THE PROPERTY REMAINS OUT OF COMPLIANCE. CONTINUE FINES-MURRAY
9/15/11	RECEIVED LETTER BY CERTIFIED MAIL FROM CLERK OF CIRCUIT & COUNTY COURT "NOTICE OF APPLICATION FOR TAX DEED" – MURRAY
9/25/11	TOOK PICTURES, PROPERTY REMAINS OUT OF COMPLIANCE. CONTINUE FINES-MURRAY
10/10/11	SENT RESPONSE LETTER TO CLERK OF CIRCUIT & COUNTY COURT DETAILING CASE AGAINST THIS PROPERTY AND FINES & CHARGES DUE TO THE CITY-MURRAY
10/18/11	MICHAEL ROSE SENT A 10 PAGE FAX TO THE CITY CLERK PAGE1 MAKES A REFERENCE TO A PHONE CALL AND LISTS CONTENTS 1, 2 & 3. PAGES 2 & 3 ARE A COPY OF THE NOTICE TO APPEAR AT THE SPECIAL MASTER. PAGESV4, 5, 6 & 7 ARE COPIES OF CITATIONS. PAGE 8 IS A COPY OF A LETTER FROM MR. ROSE ADDRESSED TO OFFICER CRUZ DATED 6/3/10 STATING THAT THE LAWN HAS BEEN CUT, DEBRIS REMOVED & HE IS IN THE PROCESS OF INSTALLING A GATE. PAGE 9 IS FAX REPORT FOR PREVIOUS LETTER (8) SHOWING UNDELIVERED. PAGE 10 IS A COPY OF A LETTER FROM MR. ROSE DATED 9/3/10 AND ADDRESSED TO NORMAN POWELL, SPECIAL MASTER ADVISING MR. POWELL THAT THE VIOLATION WAS CORRECTED ON MAY 27, 2010 & ASKING THAT NO FINE BE IMPOSED – MURRAY
10/21/11	MICHAEL ROSE SENT A FAX TO CITY CLERK REQUESTING TAPE AND/OR TRANSCRIPT OF THE HEARING HELD ON MAY 19, 2010 – MURRAY
11/8/11	PROPERTY REMAINS OUT OF COMPLIANCE, TOOK PICTURES, CONTINUE FINES.-MURRAY
11/14/11	I INSPECTED THE PROPERTY TODAY, IT REMAINS OUT OF COMPLIANCE, TOOK PICTURES. I MET WITH CHRIS GRENTNER FROM SHUCKERS ON THE PROPERTY AND WE DISCUSSED THE CASE. WE AGREED THAT THE DIRT MOUNDS WILL BE REMOVED, THE REMNANTS OF THE CHAIN LINK FENCE NEXT TO THE WATERWAY WILL BE REMOVED & THE BRANCHES OF THE TREE HANGING OVER INTO THE WATERWAY WILL BE TRIMMED. HE WILL CALL ME AS SOON AS IT IS IN COMPLIANCE AND HE WILL ALSO CALL MR ROSE. I SPOKE WITH MR. ROSE BY PHONE IN THE AFTERNOON AND DISCUSSED THE CASE IN DETAIL, HE WILL HAVE THE PROPERTY IN COMPLIANCE IN A FEW DAYS.-MURRAY
11/21/11	RECEIVED A PHONE CALL FROM ATTORNEY MICHAEL ROSE. HE WAS ATTEMPTING TO RE-TRY THE CASE OVER THE PHONE. I ADVISED HIM I COULD NOT OVERTURN THE RULING OF THE SPECIAL MAGISTRATE. HE ADVISED ME THAT HE WAS AT THE HEARING.I EXPLAINED THE LEGAL PROCESS TO HIM. THE CALL CONCLUDED WITH MR. ROSE NOT AGREEING WITH THE SPECIAL MASTER/MAGISTRATE RULING- MURRAY

NORTH BAY VILLAGE POLICE DEPARTMENT

LETTER OF COMPLIANCE

COPY

May 29, 2012,

Michael Rose P.A.
North Bay Village Investment Trust, LLC
Museum Tower, Suite 1525
150 West Flagler Street,
Miami,
Florida 33130

VIA CERTIFIED MAIL
7011 3500 0000 2124 7294

Re: Special Master Case # 10-0011

Dear Mr. Rose,

Your property located at 1755 79th Street Causeway was re-inspected on March 20, 2012 and found to be in full compliance with the Special Master order dated May 19, 2010.

With March 19, 2012 as your compliance date there remains due to the City of North Bay Village accrued fines and charges of $163,475.00 (one hundred and sixty three thousand, four hundred and seventy five dollars). The fines have stopped accruing as of the compliance date and the recorded lien will remain in place until this case is settled and eventually closed.
Payment is to be made to the City of North Bay Village.

Thank you for your cooperation.

Respectfully,

Maurice Murray
Inspector
Code Enforcement Unit

C:
Honorable Mayor and City Commission
City Manager
Police Chief
City Clerk
City Attorney

13A(52)

1700 JFK CAUSEWAY, SUITE 132, NORTH BAY VILLAGE, FL 33141
MIAMI-DADE COUNTY
PHONE #305-758-2626 FAX #305-866-7513

1

Murray

NORTH BAY VILLAGE POLICE DEPARTMENT

1700 JFK CAUSEWAY - SUITE 132 - NORTH BAY VILLAGE, FL 33141

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

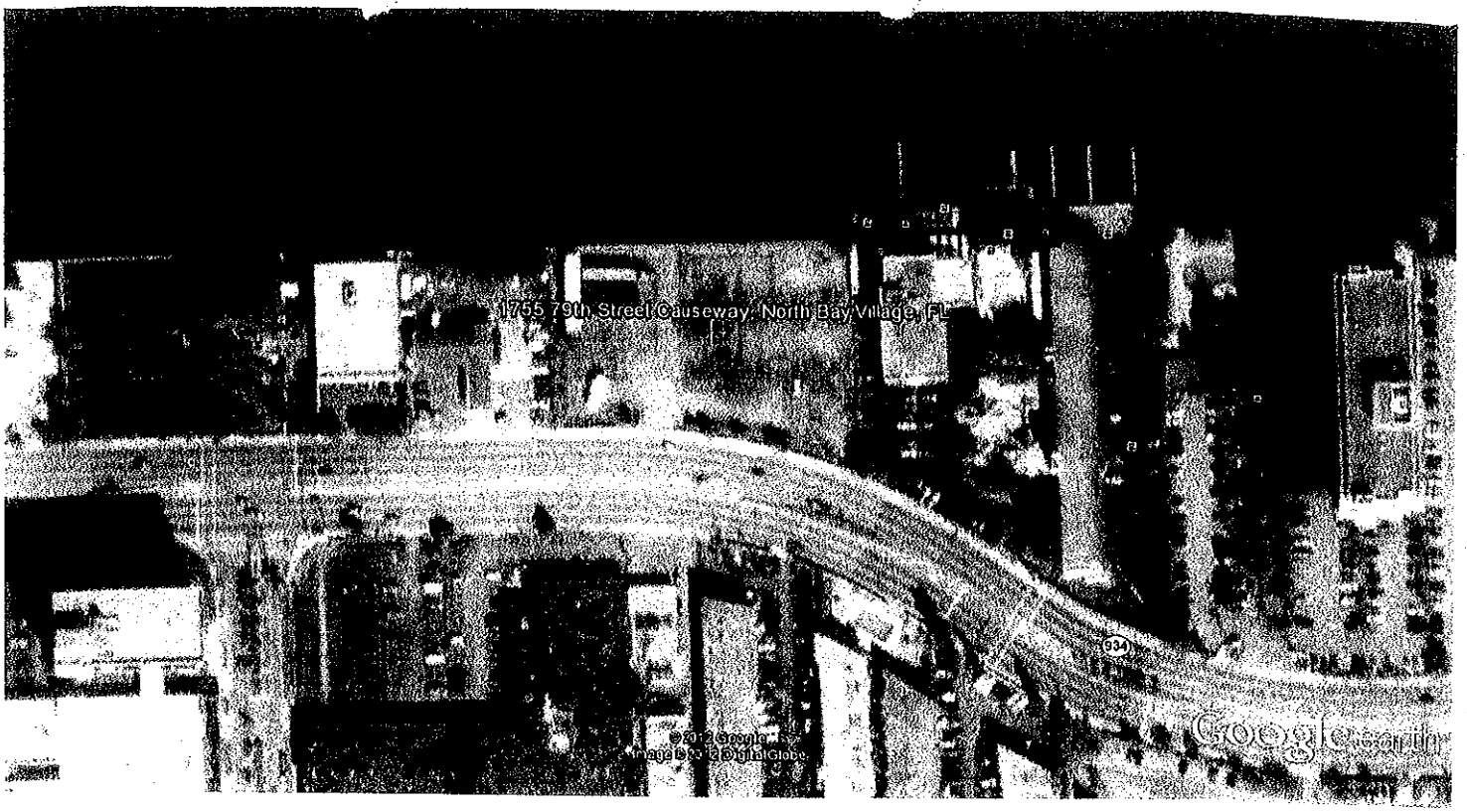
CERTIFIED MAIL

7011 3500 0000 2124 7294

Michael Rose P.A.
North Bay Village Investment Trust, LLC
Museum Tower, Suite 1525
150 West Flagler Street,
Miami,
Florida 33130

134 (53)

2



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M. Murray

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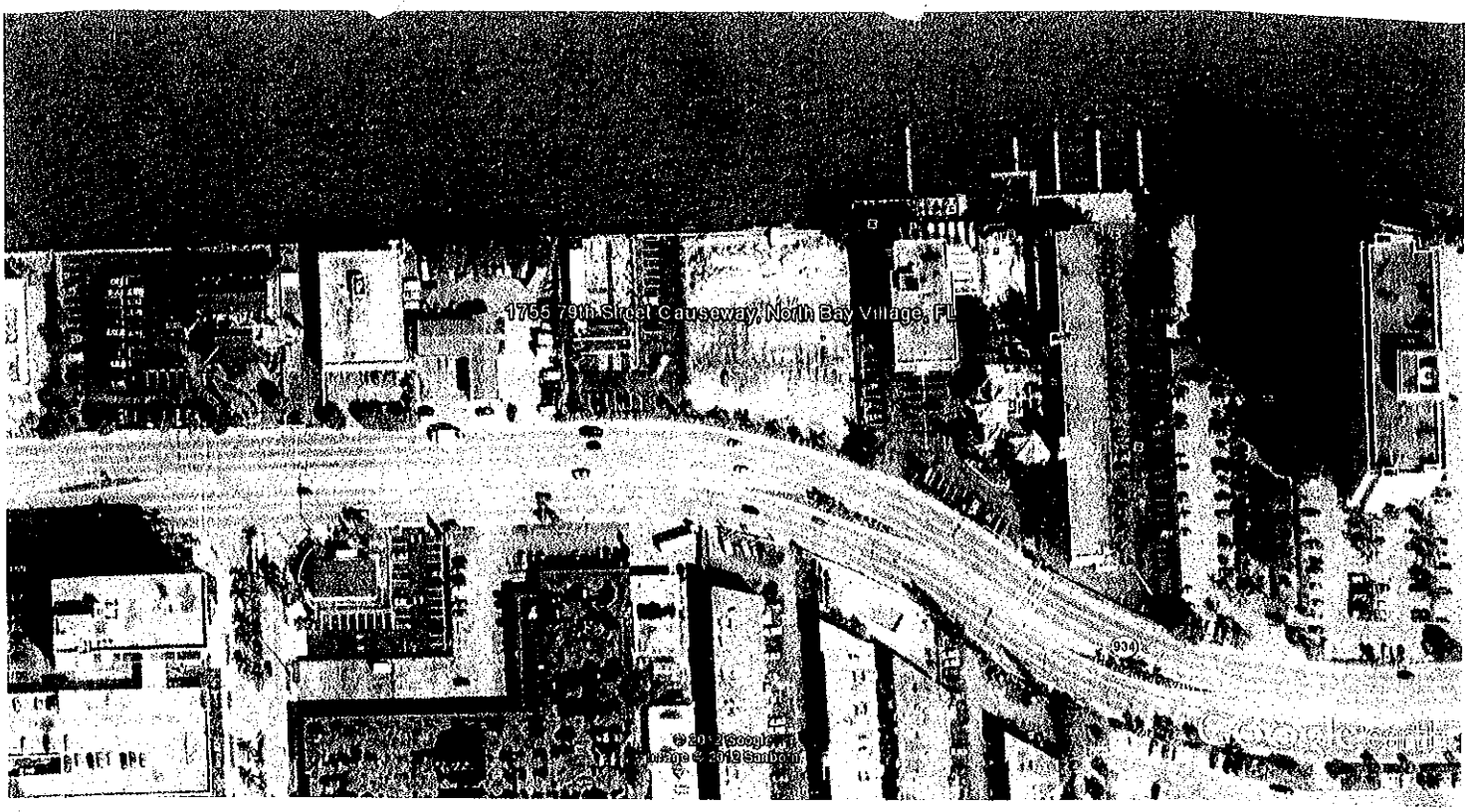

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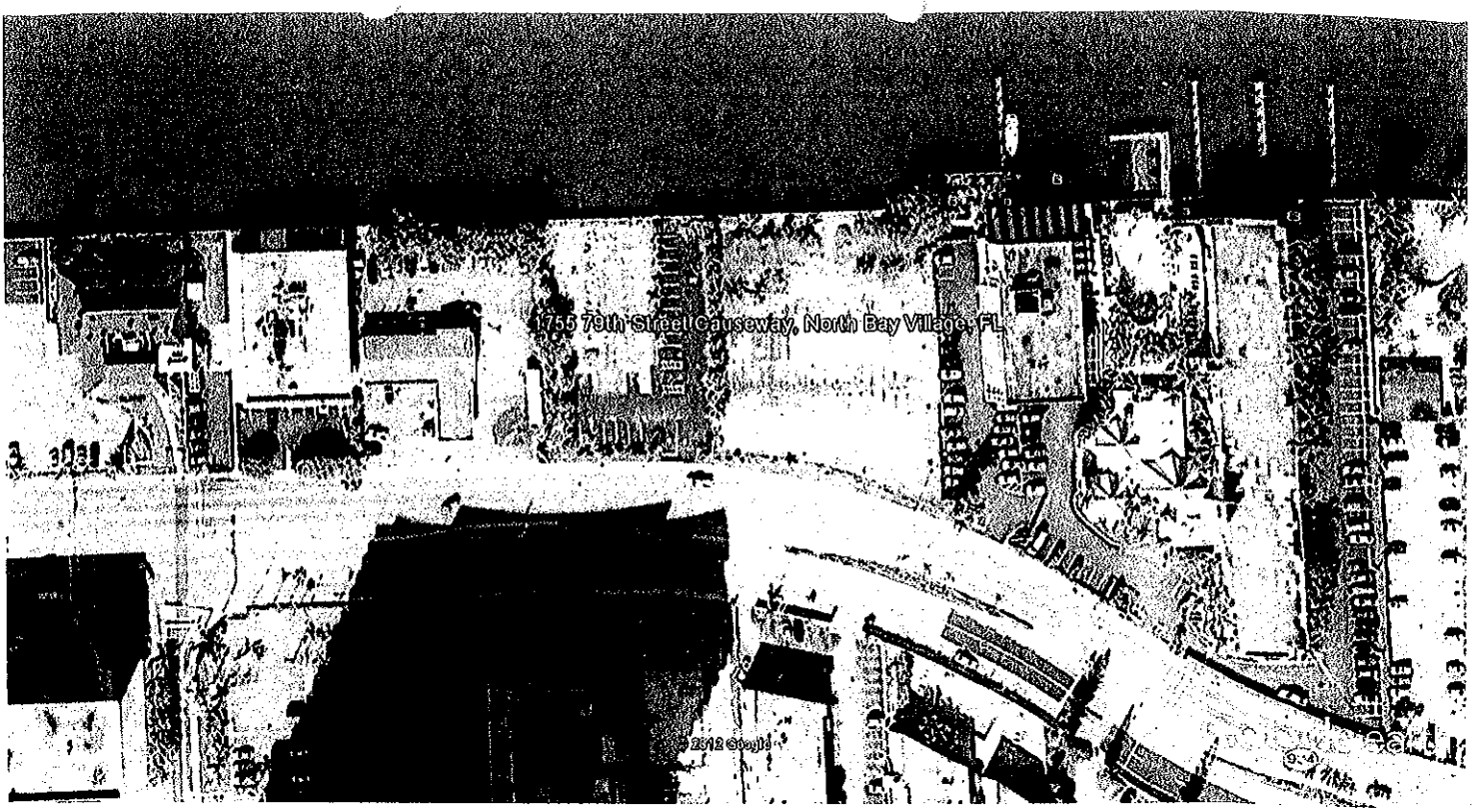

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M. Murray

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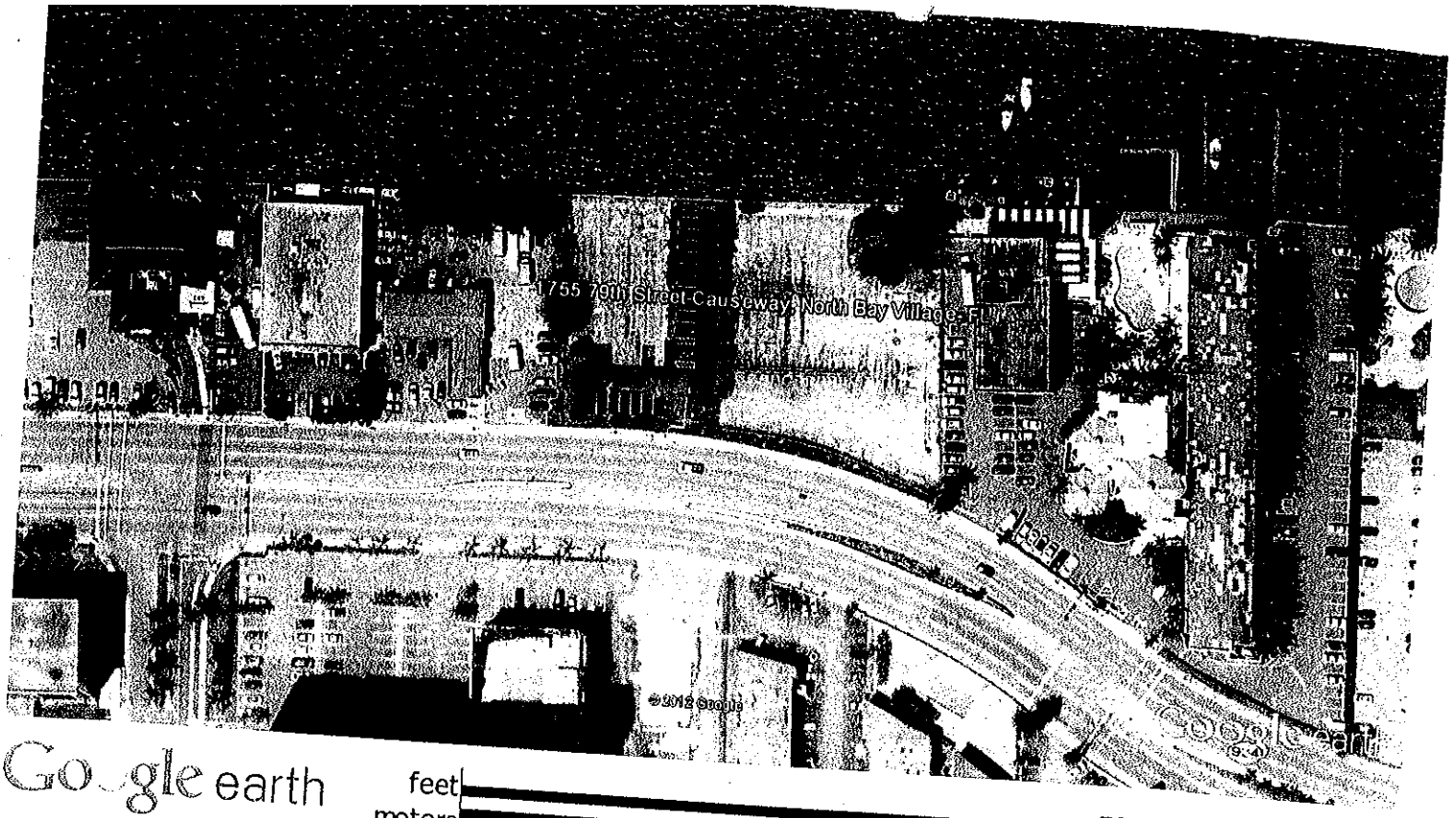

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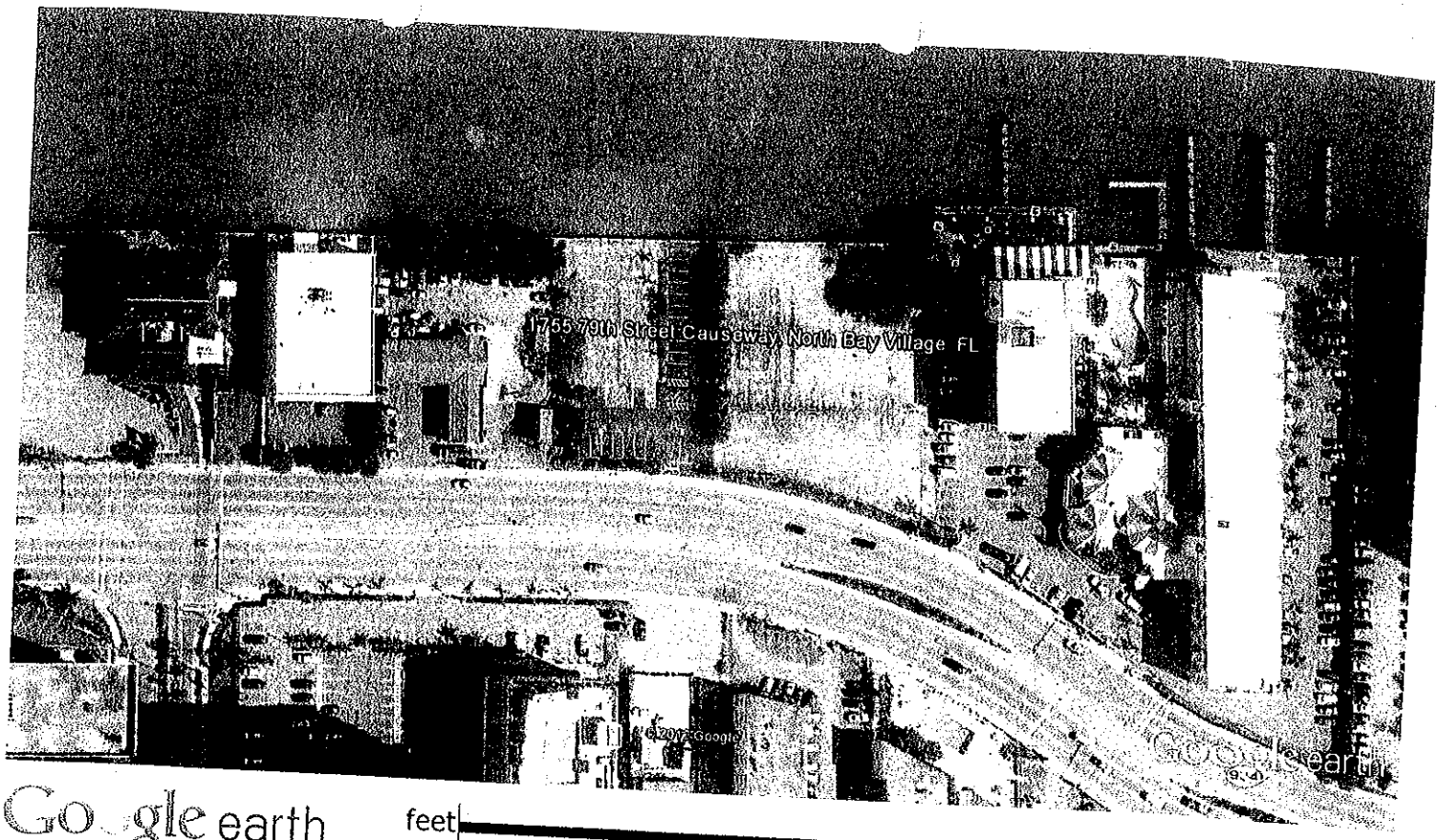

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N. North

MAY 15 PM 1:01

13A(58)

Printed 5/15/12

MICHAEL I. ROSE, P.A.
ATTORNEYS AT LAW
MUSEUM TOWER, SUITE 1525
150 WEST FLAGLER STREET
MIAMI, FLORIDA 33130

TELEPHONE (305) 373-6300
FACSIMILE (305) 373-1030
E-MAIL MIROSE@MIRLEGAL.COM

MAY 25 AM 11:30

VIA EMAIL TO: mmurray@nbvillage.com

May 4, 2012

Maurice Murray, Code Enforcement Inspector
NORTH BAY VILLAGE POLICE DEPARTMENT
1700 JFK Causeway, Suite 132
North Bay Village, FL 33141

Re: North Bay Village Investment Trust, LLC
Property Address: 1755 79st Causeway
North Bay Village, Florida

Dear Mr. Murray:

I have not received a response from you concerning my April 13, 2012 letter a copy of which is attached hereto for your immediate reference.

Please let me know if this resolves all outstanding issues in order to obtain a close-out letter regarding the code violations.

Very truly yours,

MICHAEL I. ROSE

MIR:mm

c: Dennis Kelley, City Manager - VIA EMAIL TO: dkelly@nbvillage.com

13A(59)

8 MR

MICHAEL I. ROSE, P.A.
ATTORNEYS AT LAW
MUSEUM TOWER, SUITE 1525
150 WEST FLAGLER STREET
MIAMI, FLORIDA 33130

TELEPHONE (305) 373-6300
FACSIMILE (305) 373 1030
E-MAIL MIROSE@MIRLEGAL.COM

VIA EMAIL TO: mmurray@nbvillage.com

April 13, 2012

Maurice Murray, Code Enforcement Inspector
NORTH BAY VILLAGE POLICE DEPARTMENT
1700 JFK Causeway, Suite 132
North Bay Village, FL 33141

Re: North Bay Village Investment Trust, LLC
Property Address: 1755 79st Causeway
North Bay Village, Florida

Dear Mr. Murray:

Thank you for taking the time in meeting with me on April 4, 2012 and walking with me the above-referenced property. Attached are pictures that indicate the removal of the electric fixtures along the front of the property, the areas on the inside of the property now filled with asphalt and the replacement of the parking bumpers along the rear of the property all pursuant to your suggestions.

I have spoken to Chris Grentner who assures me that he has a security rover that will make sure to control the picking up of miscellaneous trash and bottles. I sincerely appreciate your cooperation in informing the trespassing fisherman and others that they must keep the area clean as they occupy same.

Please do not hesitate to contact me if there are any issues that you see that you wish the property owner to address in the future.

Very truly yours,

MICHAEL I. ROSE

MIR:mm

c: Dennis Kelley, City Manager - VIA EMAIL TO: dkelly@nbvillage.com

13A(60)

9

MICHAEL I. ROSE, P.A.
ATTORNEYS AT LAW
MUSEUM TOWER, SUITE 1525
150 WEST FLAGLER STREET
MIAMI, FLORIDA 33130

TELEPHONE (305) 373-6300
FACSIMILE (306) 373 1030
E-MAIL MIROSE@MIRLEGAL.COM

VIA EMAIL TO: mmurray@nbvillage.com

April 13, 2012

Maurice Murray, Code Enforcement Inspector
NORTH BAY VILLAGE POLICE DEPARTMENT
1700 JFK Causeway, Suite 132
North Bay Village, FL 33141

Re: North Bay Village Investment Trust, LLC
Property Address: 1755 79st Causeway
North Bay Village, Florida

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Very truly yours,

MICHAEL I. ROSE

MIR:mm

c: Dennis Kelley, City Manager - VIA EMAIL TO: dkelly@nbvillage.com

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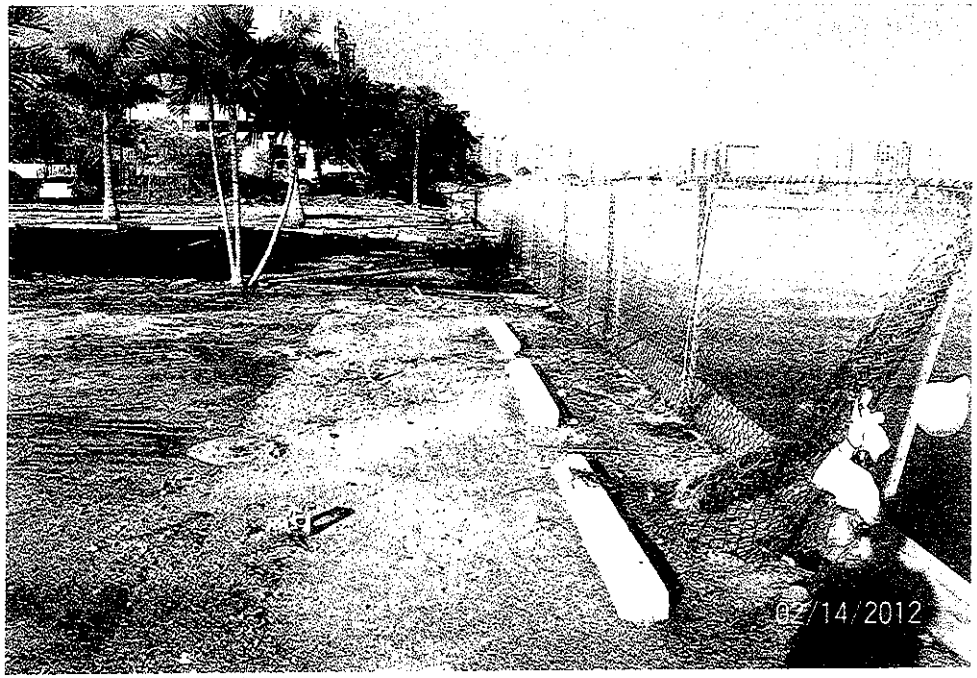

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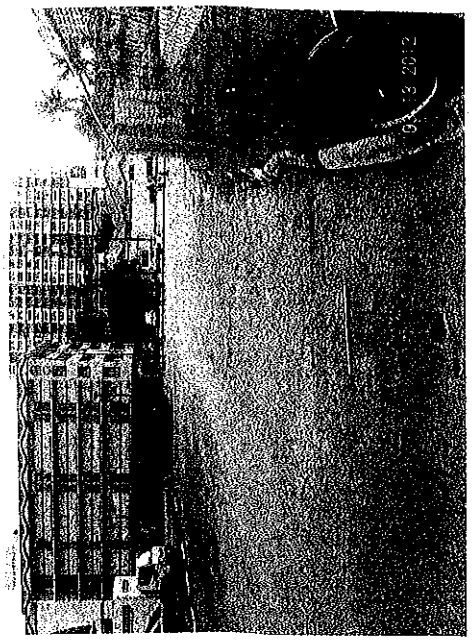
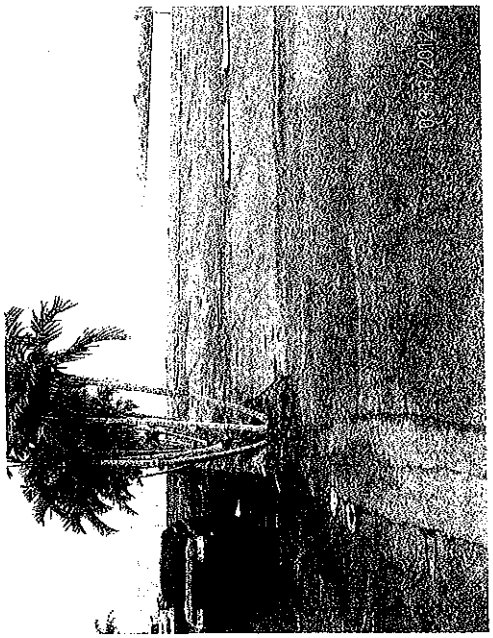
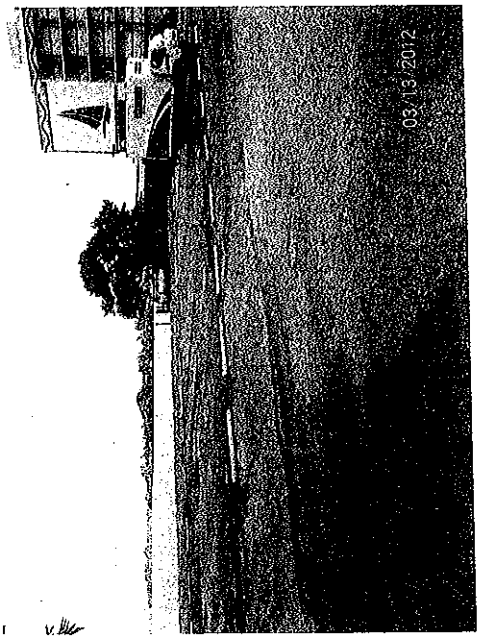
11

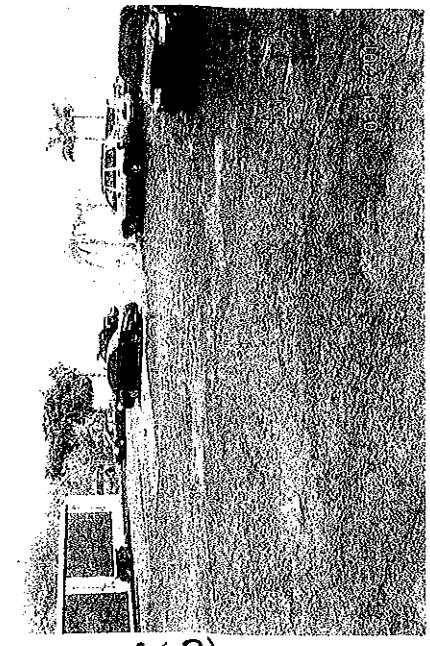
1755 Kennedy Causeway - Dirt pile Remove Junk, TRASH, Rubbish and Debris remain on the property Continue fines

3 of 3 Pg. Stamp









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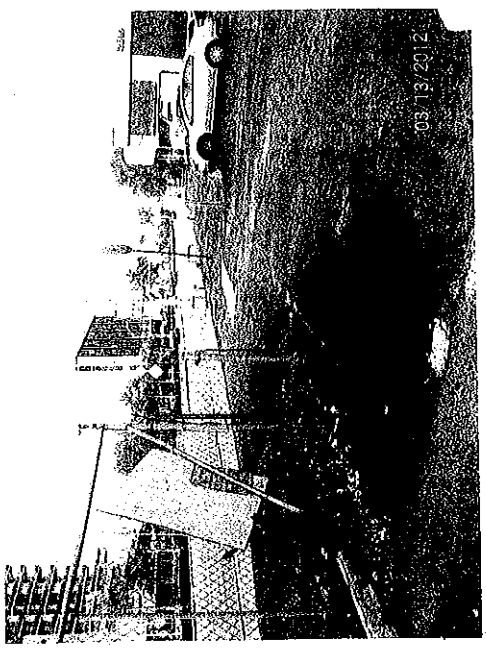

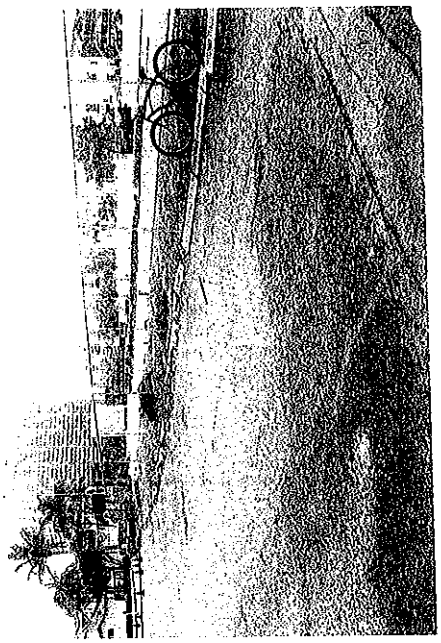

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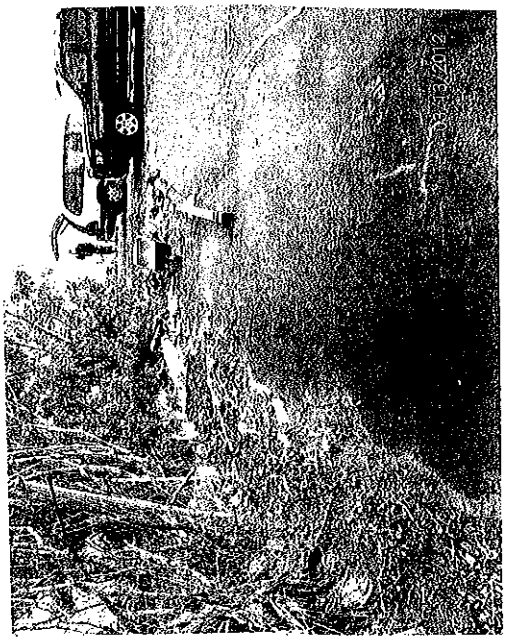

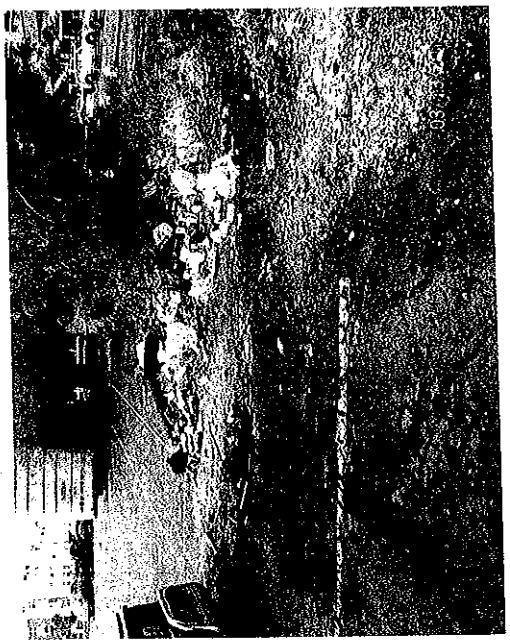

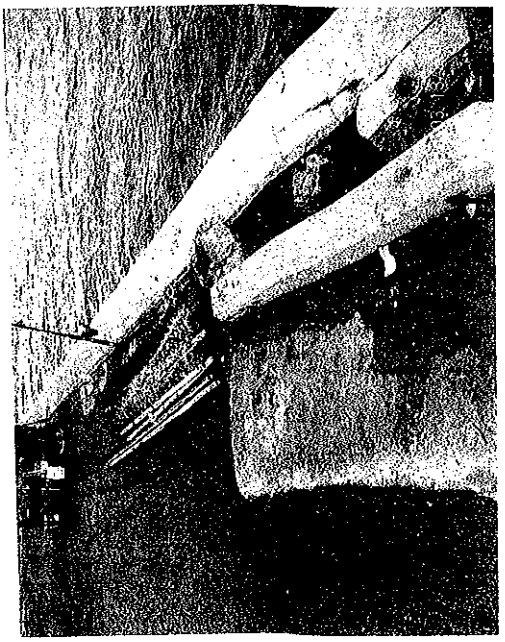

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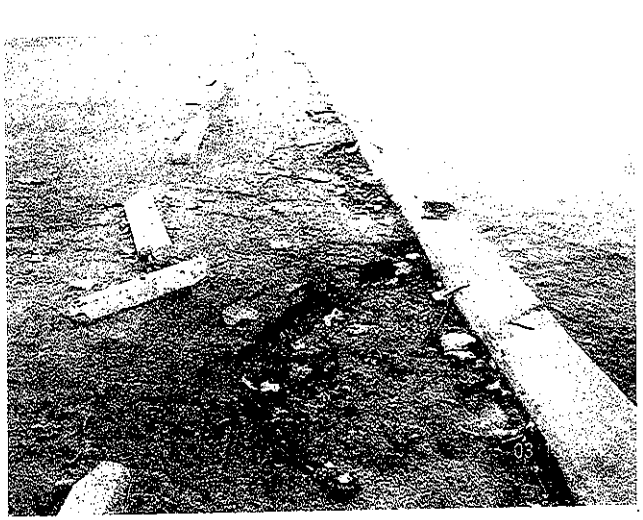

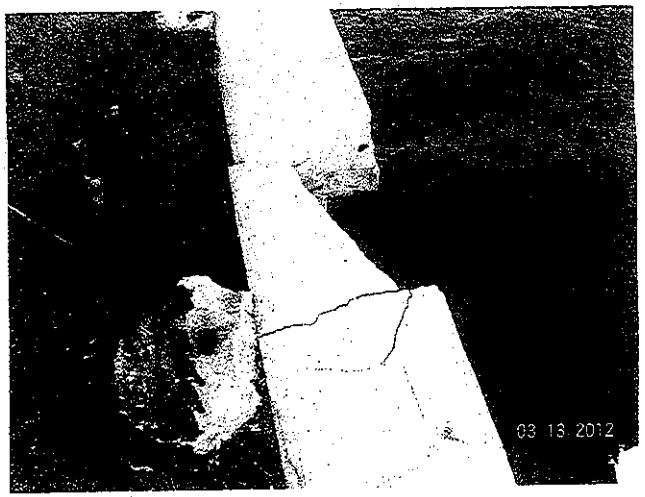

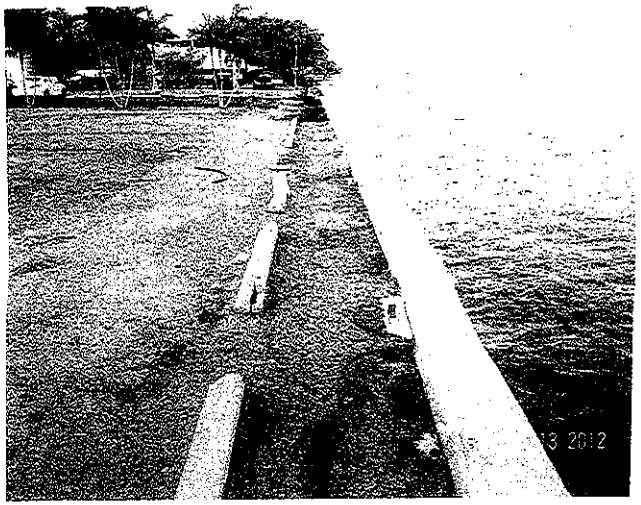
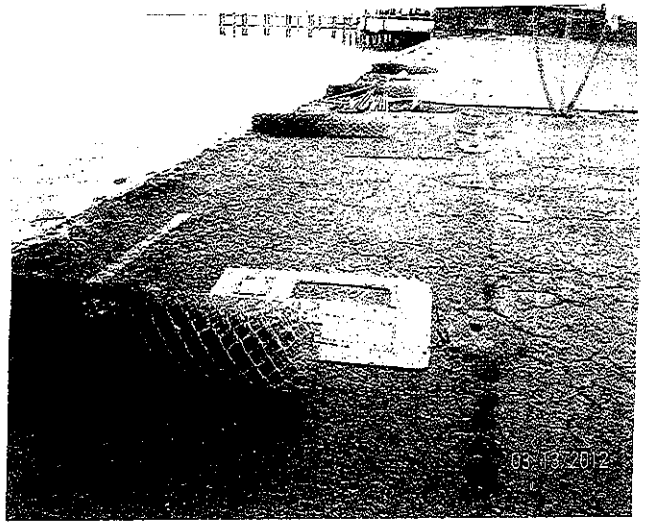

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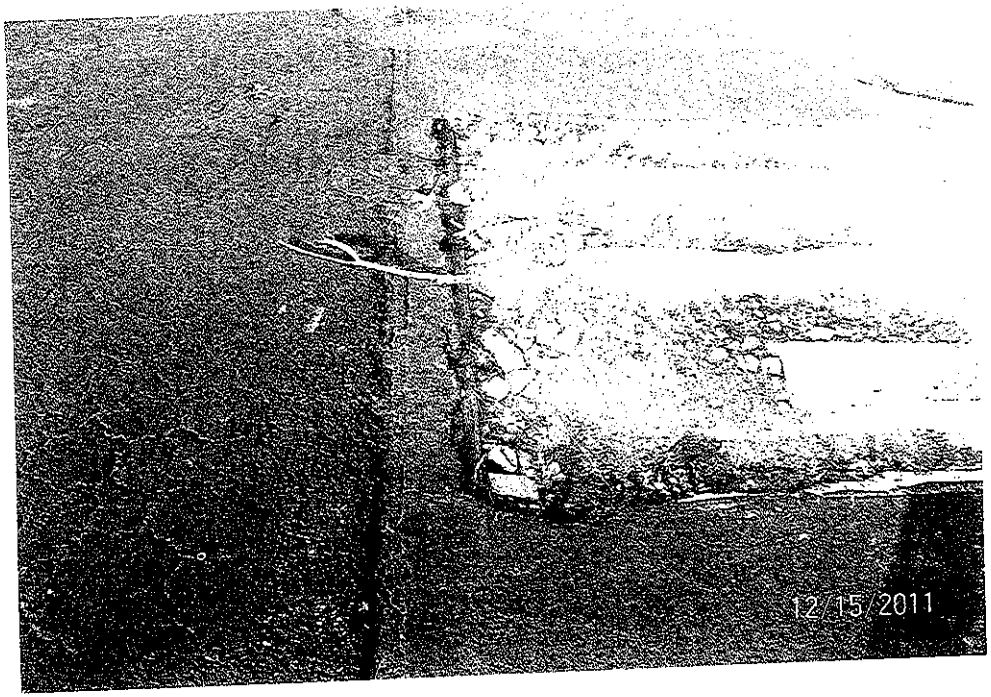
1755 Kennedy Causeway 3/13/12 clean up in progress M. Murray 1 of 3



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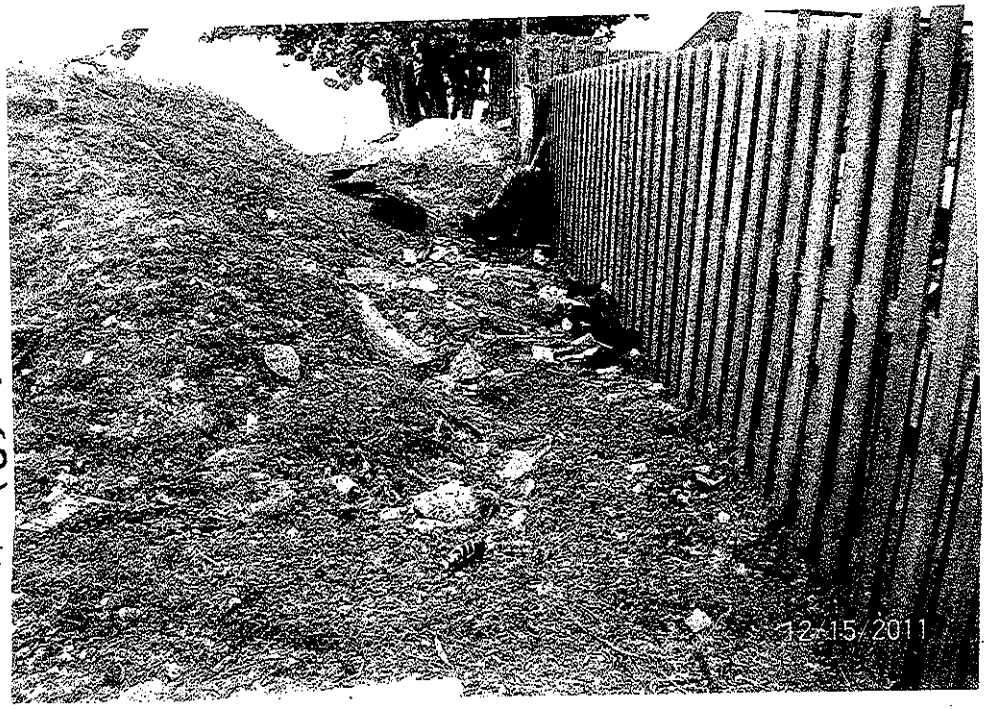
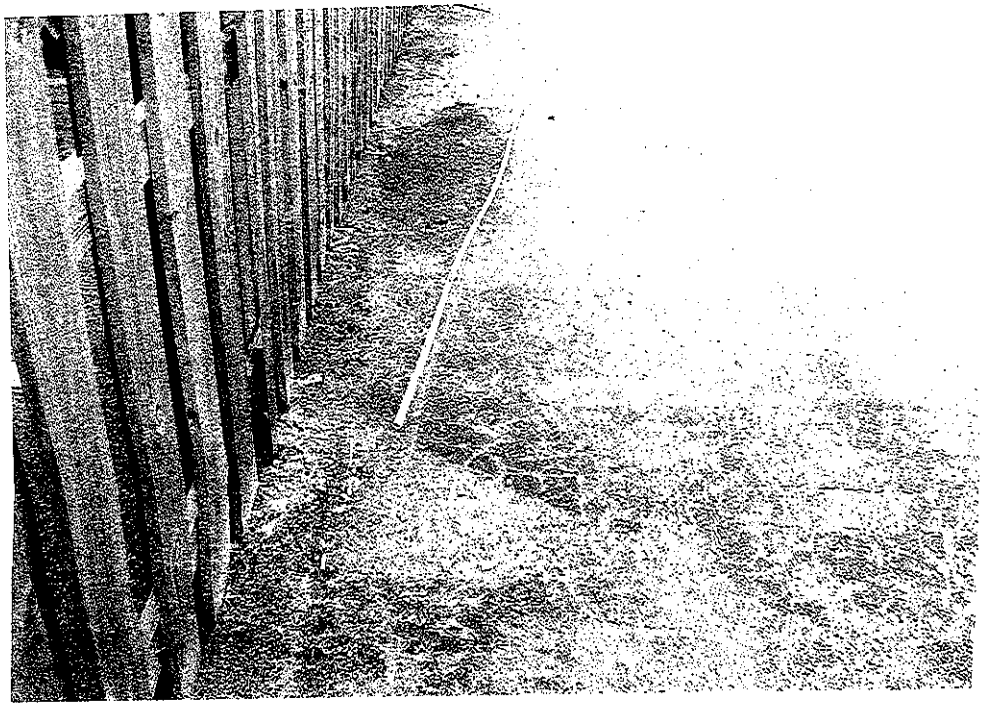
1755 79th St. Causeway 12/15/11 D. Murray Page 4 of 4





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1755 - 79th St Causeway 12/15/11 M. Murray Page 3 of 4

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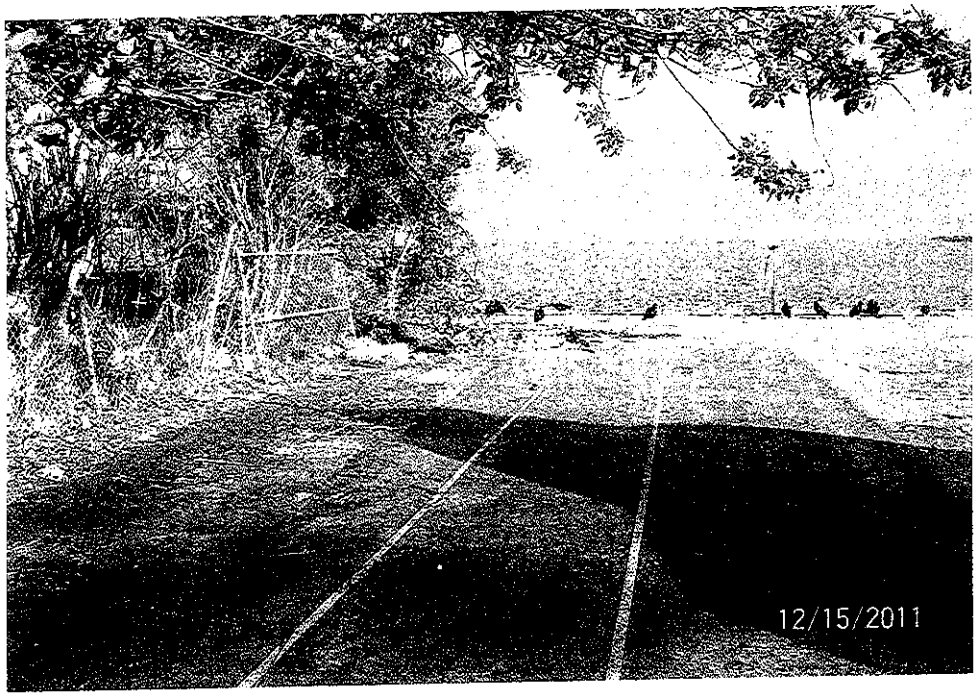

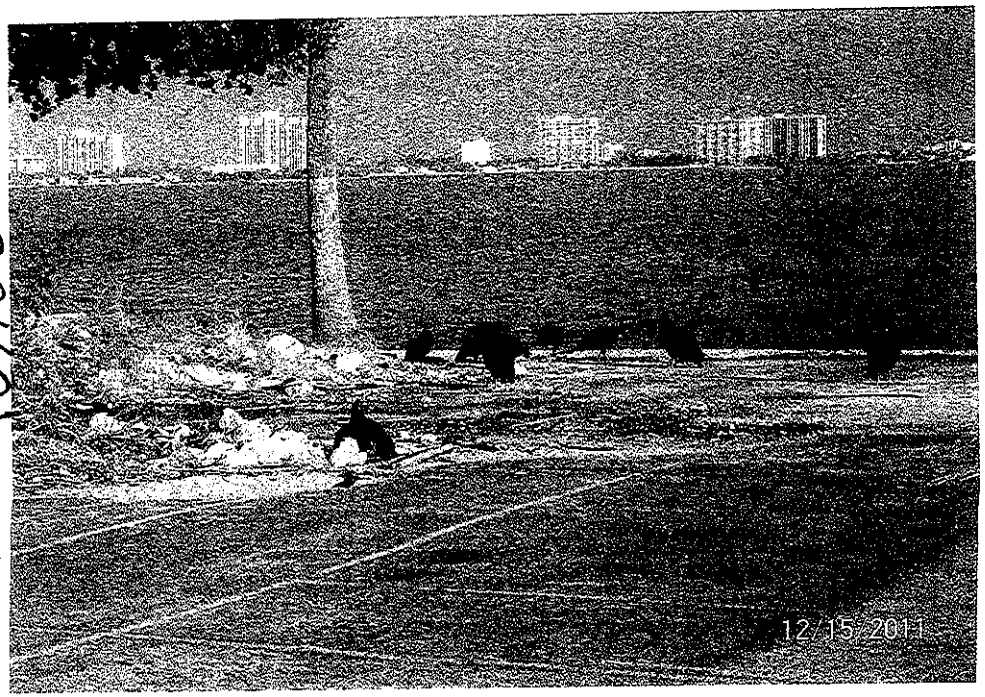

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1755 - 79th St 12/15/11 M. Murray page 1 of

13A(71)

1755 - 79th St Causeway Not in compliance continue fines.

13A(72) [signature] 21

2011

13A(73)

HP LaserJet *3050*

Fax Call Report

HP LASERJET FAX

Oct-21-2011 4:56PM

Job	Date	Time	Type	Identification	Duration	Pages	Result
12112	10/21/2011	4:56:05PM	Receive	305-373-1030	0:37	1	OK

Resend 10-21-11;05:02PM;Michael I Rose, PA :305-373-1030 # 1/

MICHAEL I. ROSE, P.A.
ATTORNEYS AT LAW

MUSEUM TOWER, 150 WEST FLAGLER STREET, MIAMI, FLORIDA 33130 TELEPHONE (305) 373-6300 TELEFAX (305) 373-1030

Transmittal Cover Sheet

To: Yvonne

Company: City of North Bay Village

Fax: (305) 756-7722

From: Michael I. Rose

Re: North Bay Village Investment Trust, LLC
Property Address: 1755 79th Street, Causeway
North Bay Village, FL 33141

Comments: Please provide me with a copy of the tape and/or transcript regarding the Hearing held May 19, 2010.

Thank you.

Pages: (including cover sheet) 1

Date: October 21, 2011

If any portion of this transmission is illegible please contact us at (305) 373-6300.

THE INFORMATION CONTAINED IN THIS FACSIMILE IS INTENDED ONLY FOR THE PERSONAL AND CONFIDENTIAL USE OF THE RECIPIENT INDICATED ABOVE. If the reader of this transmission is not the intended recipient or an agent therefore, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution, or copying of this transmission or any portion thereof is strictly prohibited. If you receive this transmission in error, please notify us immediately by telephone and return said transmission to us by U.S. mail.

13A (74)

22

MICHAEL I. ROSE, P.A.
ATTORNEYS AT LAW
MUSEUM TOWER, 150 WEST FLAGLER STREET, MIAMI, FLORIDA 33130 TELEPHONE (305) 373-6300 TELEFAX (305) 373-1030

Transmittal Cover Sheet

To:	**Yvonne**
Company:	**City of North Bay Village**
Fax:	**(305) 756-7722**
From:	**Michael I. Rose**
Re:	**North Bay Village Investment Trust, LLC** **Property Address: 1755 79th Street, Causeway** **North Bay Village, FL 33141**
Comments:	**Please provide me with a copy of the tape and/or transcript regarding the Hearing held May 19, 2010.** **Thank you.**
Pages:	(including cover sheet) 1
Date:	October 21, 2011

If any portion of this transmission is illegible please contact us at (305) 373-6300.

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13A(75)

23

MICHAEL I. ROSE, P.A.

ATTORNEYS AT LAW

MUSEUM TOWER, SUITE 1525
150 WEST FLAGLER STREET
MIAMI, FLORIDA 33130

TELEPHONE (305) 373-6300
FACSIMILE (305) 373-1030
E-MAIL MIROSE@MIRLEGAL.COM

September 3, 2010

Norman Powell, Esq,
Special Master
City of North Bay Village
Code Enforcement Division
1666 Kennedy Causeway, #700
North Bay Village, FL 33141

Re: North Bay Village Investment Trust, LLC
Property Address: 1755 79th Street, Causeway
North Bay Village, FL 33141
Case No's.: 10-0011

Dear Mr. Powell:

Pursuant to the Order of Enforcement dated May 19, 2010 and received in August, 2010, please be informed that the violation at the above referenced property set forth in your Order was corrected on May 27, 2010. It was my understanding that if the violation was timely corrected, that there would be no fine imposed.

Your cooperation in confirming this accordingly will be appreciated.

Very truly yours,

MICHAEL I. ROSE

MIR:mm

13A(76)

MIR

29

MICHAEL I. ROSE, P.A.
ATTORNEYS AT LAW
MUSEUM TOWER, SUITE 1225
150 WEST FLAGLER STREET
MIAMI, FLORIDA 33130

TELEPHONE (305) 373-6300
FACSIMILE (305) 373-1030
E-MAIL MIROSE@MIRLEGAL.COM

VIA TELEFAX TO: (305) 776-7722

June 3, 2010

Gus Cruz, Code Inspector
City of North Bay Village
Code Enforcement Division
1666 Kennedy Causeway, #700
North Bay Village, FL 33141

Re: North Bay Village Investment Trust, LLC
Property Address: 1755 79th Street,
North Bay Village, FL
Code Violation No's.: 1386 &1493, 1117 & 1147, 1458 &1459

Dear Mr. Cruz:

Pursuant to the Special Masters order at the hearing held on May 19, 2010, please be informed that the lawn has been cut and all the debris has been removed on the above referenced real property. I am in the process of having a gate installed at the driveway.

Very truly yours,

MICHAEL I. ROSE

MIR:mm

13A(77)

MR

MICHAEL I. ROSE, P.A.

ATTORNEYS AT LAW

MUSEUM TOWER, 150 WEST FLAGLER STREET, MIAMI, FLORIDA 33130 TELEPHONE (305) 373-6300 TELEFAX (305) 373-1030

Transmittal Cover Sheet

To: Yvonne

Company: City of North Bay Village

Fax: (305) 756-7722

From: Michael I. Rose

Re: North Bay Village Investment Trust, LLC
Property Address: 1755 79th Street, Causeway
North Bay Village, FL 33141

Comments: Pursuant to our telephone conversation today, enclosed herewith are the following:

1. City of North Bay Village Notice to Appear Before the Special Master, Uniform Civil Citation Notice No. 1386, Notice No. 1493, Notice No. 1147, Notice No. 1117, Notice No. 1459, Notice No. 1458;
2. Letter to Guz Cruz, Code Inspector dated June 3, 2010 and facsimile transmission report;
3. Letter to Norman Powell, Esq dated September 3, 2010;

Pages: (including cover sheet) 10

Date: October 18, 2011

If any portion of this transmission is illegible please contact us at (305) 373-6300.

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13A(78)

HP LaserJet *3050*

Fax Call Report

HP LASERJET FAX

Oct-18-2011 12:15PM

Job	Date	Time	Type	Identification	Duration	Pages	Result
12079	10/18/2011	12:10:36PM	Receive	305-373-1030	4:47	10	OK

10-18-11;12:16PM;Michael I Rose, PA ;305-373-1030 # 1/ 1

MICHAEL I. ROSE, P.A.

ATTORNEYS AT LAW

MUSEUM TOWER, 150 WEST FLAGLER STREET, MIAMI, FLORIDA 33130 TELEPHONE (305) 373-6300 TELEFAX (305) 373-1030

Transmittal Cover Sheet

To: Yvonne

Company: City of North Bay Village

Fax: (305) 756-7722

From: Michael I. Rose

Re: North Bay Village Investment Trust, LLC
Property Address: 1755 79th Street, Causeway
North Bay Village, FL 33141

Comments: Pursuant to our telephone conversation today, enclosed herewith are the following:

1. City of North Bay Village Notice to Appear Before the Special Master, Uniform Civil Citation Notice No. 1386, Notice No. 1493, Notice No. 1147, Notice No. 1117, Notice No. 1459, Notice No. 1458;
2. Letter to Guz Cruz, Code Inspector dated June 3, 2010 and facsimile transmission report;
3. Letter to Norman Powell, Esq dated September 3, 2010;

Pages: (including cover sheet) 10

Date: October 18, 2011

If any portion of this transmission is illegible please contact us at (305) 373-6300.

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13A(79)

WorkCentre 7132

Transmission Report-Undelivered

G3 ID 305-373-1030 Date/Time:06/03/2010:04:49PM
Page:1 (Last Page)

Local Name
Logo Michael I Rose, PA

Document has not been sent. Pass this report to the sender.

Document Size 8.5X11"SEF

MICHAEL I. ROSE, P.A.
ATTORNEYS AT LAW
MUSEUM TOWER, SUITE 1988
150 WEST FLAGLER STREET
MIAMI, FLORIDA 33130

TELEPHONE (305) 373-8300
FACSIMILE (305) 373-1030
EMAIL MIROSE@MIRLEGAL.COM

VIA TELEFAX TO: (305) 776-7722

June 3, 2010

Gus Cruz, Code Inspector
City of North Bay Village
Code Enforcement Division
1666 Kennedy Causeway, #700
North Bay Village, FL 33141

Re: North Bay Village Investment Trust, LLC
Property Address: 1755 79th Street,
North Bay Village, FL
Code Violation No's.: 1386 & 1493, 1117 & 1147, 1458 & 1459

Dear Mr. Cruz:

Pursuant to the Special Masters order at the hearing held on May 19, 2010, please be informed that the lawn has been cut and all the debris has been removed on the above referenced real property. I am in the process of having a gate installed at the driveway.

Very truly yours,

MICHAEL I. ROSE

MIR:mm

MR

Total Pages Scanned: 1 Total Pages Sent : -

No.	Doc.	Remote Station	Start Time	Duration	Pages	Mode	Contents	Status
1	7983	3057767722	6- 3; 4:47PM	0s	-/ 1	G3		EN

Note:
RE: Resend MB: Send to Mailbox BC: Broadcast MP: Multi Polling RV: Remote Service
PG: Polling RB: Relay Broadcast RS: Relay Send BF: Box Fax Forward CP: Completed
SA: Send Again EN: Engaged AS: Auto Send TM: Terminated

13A(80)

City of North Bay Village
Administrative Offices
1666 Kennedy Causeway Suite 700 North Bay Village FL 33141-4190
(305) 756-7171 Fax (305) 756-7722 Website - www.nbvillage.com

CITY OF NORTH BAY VILLAGE
NOTICE TO APPEAR BEFORE THE SPECIAL MASTER

VIOLATOR(S): North Bay Village Investment Trust, LLC

CASE NUMBER: CE 10-0011

PROPERTY ADDRESS: 1755 – 79th Street Causeway

CODE VIOLATION #1386 & 1493 1117&1147, 1458 &1459

CODE INSPECTOR: Gus Cruz

HEARING DATE: May 19, 2010
HEARING TIME: 4:00 p.m.

TYPE OF VIOLATION: CITY OF NORTH BAY VILLAGE CODE OF ORDINANCES:

1. Pursuant to Section 162.03, Florida Statutes, you are noticed to appear before the Special Master of the City of North Bay Village, on the above-mentioned date and time, to appeal a Notice of Violation. Failure to appear will result in action being taken in your absence.

2. **IF YOU HAVE ANY QUESTIONS REGARDING THE VIOLATION/S CITED OR HAVE FULLY COMPLIED WITH THE VIOLATIONS CITED, YOU MUST REQUEST AN INSPECTION BY THE CODE INSPECTOR PRIOR TO THE HEARING BY CALLING (305) 756-7171. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Master, even if the violation has been corrected prior to the Special Master hearing. If you have any questions regarding the above-scheduled hearing, you may call (305) 756-7171.**

3. You have the right to testify on your own behalf at the hearing or bring witnesses to testify and to present evidence regarding the existence of the violation and your efforts at compliance. An attorney may appear before the Special Master on your behalf, at your expense.

Mayor Oscar Alfonso | Vice Mayor George A. Kane | Commissioner Frank Rodriguez | Commissioner Reinaldo Trujillo | Commissioner Dr. Paul Vogel

13A(81)

4. Pursuant to 162.09, Florida Statutes, the Special Master may impose fines up to $250 per violation, for each day on which any violation exists or up to $500, per violation, per day if the same violation has been repeated by the same violator within the last five years. If you should fail to pay the fine timely, liens may be imposed upon your personal and real property and eventually foreclosed or otherwise enforced.

5. Pursuant to Section 286, Florida Statutes, the City hereby advises the Public that: "If persons decides to appeal any decision made by the Special Master at the hearing, said person will need a record of the proceedings, and that for such purpose, affected persons 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." This Notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

SPECIAL MASTER NORMAN POWELL
BY: YVONNE P. HAMILTON, CITY CLERK

13A(82)

CITY OF NORTH BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE No. 1386

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
12/22/08	8:00 ( )AM (✓)PM	Y. Rodriguez	Yes ✓No

Name of Violator(s): North Bay Village Investment Trust, LLC c/o: Michael Rose-MGM

Folio #23-3209-000-0110

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 West Flagler Street Ste 1525 Miami Fl. 33130

This notice summons you to answer the complaint that on 12/22/08 (date) at 7:39 PM (time) you committed a violation of Section 94.021(A)(1) of the Code of the City of North Bay Village, FL to wit: Failure to perform required lot maintenance. To wit: overgrowth of grass & weeds over 8 inch in height.

at: 1755-79 SE CSWY (location of violation)

Corrective action: Cut/Clear overgrowth of grass and weeds from property.

You Shall:

1. Pay the Civil Penalty of $200.00 on or before 1/21/09 AND correct the above violation on or before 1/11/09;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 1/11/09.

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

THIS CIVIL PENALTY IS INITIALLY A ONE TIME FINE, HOWEVER, EACH DAY OF CONTINUED VIOLATION AFTER THE TIME PERIOD FOR CORRECTION SHALL BE DEEMED A CONTINUING VIOLATION. FOR EACH DAY THE VIOLATION CONTINUES AFTER THE TIME PERIOD FOR CORRECTION HAS RUN, AN ADDITIONAL PENALTY IN THE SAME AMOUNT AS THE FINE FOR THE ORIGINAL VIOLATION SHALL BE ADDED.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL ( ) MAIL (✓) POSTING ( )

VIOLATOR _____ DATE _____

Y. Rodriguez — CODE INSPECTOR SIGNATURE

305-756-7171 — PHONE NUMBER

DATE _____

13 A(83)

CITY OF NO[illegible]I BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE

No. 1493

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
12/22/08	8:15 ( ) AM (✓) PM	Y. Rodriguez	☐ Yes ✓ No

Name of Violator(s): North Bay Village Investment Trust LLC c/o: Michael Rose-Mann

Folio #23-3209-000-0110

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 West Flagler Street Ste 1525 Miami, FL 33130

This notice summons you to answer the complaint that on 12/22/08 (date) at 7:30 AM (time) you committed a violation of Section 94.021(4)(3) of the Code of the City of North Bay Village, FL to wit: Unlawfully maintaining junk & trash from vacant property to wit: Miscellaneous junk and trash, dirt mounds, etc

at 1756 [illegible] CSWY (location of violation)

Corrective action: Remove remaining junk & trash, and dirt mounds.

You Shall:

1. Pay the Civil Penalty of $200.00 on or before 1/21/09 AND correct the above violation on or before 1/11/09;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 1/11/09

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

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I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR _____ DATE _____ SERVICE: PERSONAL ( ) MAIL ( ) POSTING (✓)

Y. Rodriguez
CODE INSPECTOR SIGNATURE

305-756-7171
PHONE NUMBER

12/22/08
DATE

13A (84)

CITY OF NORTH BAY VILLAG.
UNIFORM CIVIL CITATION NOTICE No. 1147

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
7/31/09	10:00 (AM) ( )PM	Rodriguez	(Yes) ☐ No

Name of Violator(s): North Bay Village Invest. Tru LLC

Folio #23-3209-000-0110

Courtesy Civil Infraction Notice Issued (Yes) ( ) No

Mailing Address: 150 W. Flagler St. ste 1525 Miami FL 33130

This notice summons you to answer the complaint that on 7/31/09 (date) at 9:24 (time) you committed a violation of Section 94.01(A) of the Code of the City of North Bay Village, FL to wit: MAINTAINING/ALLOWING TO MAINTAIN MISCELLANEOUS JUNK & TRASH.

at: 1755 79 St Cswy NBV 33141 (location of violation)

Corrective action: REMOVE/CLEAN UP MISCELLANEOUS JUNK & TRASH, FURNITURE, etc

You Shall:

1. Pay the Civil Penalty of $ 400 on or before 8/30/09 AND correct the above violation on or before 8/14/09;
   OR
2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 8/20/09.

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

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I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR	DATE	SERVICE: PERSONAL ( ) MAIL (✓) POSTING ( )
Rodriguez	305-756-7171	7/31/09
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE

13A(85)

CITY OF NORTH BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE No. 1117

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
7/31/09	10:30 (AM) ( )PM	Rodriguez	☐ Yes (No)

Name of Violator(s): North Bay Village Invest TR. LLC

Folio #23-3209-000-0110

Courtesy Civil Infraction Notice Issued ( ) Yes ( ) No

Mailing Address: 150 W. Flagler St. Ste 1525 Miami FL 33130

This notice summons you to answer the complaint that on [redacted] at [redacted] you committed a violation of Section 152.055 (A) (date) (time) of the Code of the City of North Bay Village, FL to wit: Close of Vacant lot to not allow motor vehicles and trespassing. Act in Continuous [illegible]

at: 1755 79 St Cswy NBV 33141 (location of violation)

Corrective action: MAINTAINING VACANT lot open for motor vehicles, and not having con[illegible]

You Shall:

1. Pay the Civil Penalty of $ 200.00 on or before 8/30/09 AND correct the above violation on or before 8/30/09;
   OR
2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 8/20/09

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

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I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR	DATE	SERVICE: PERSONAL ( ) MAIL ( ) POSTING (✓)
Rodriguez	305-756-7171	7/31/09
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE

10-18-1112:16PM;Michael Hose, PA ;305-373-1030 # 07/10

CITY OF NORTH BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE No. 1459

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
1/26/10	8:30 (✓) AM ( ) PM	Y Rodriguez	( ) Yes (✓) No

Name of Violator(s): North Bay VLGE Invest TRU LLC

Folio #23-3209-000-0110

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 W. Flagler st. Ste 1525 Miami FL. 33130

This notice summons you to answer the complaint that on 1/26/10 (date) at 8:20 (time) you committed a violation of Section 94.02(A)(3) of the Code of the City of North Bay Village, FL. to wit: UNLAWFULLY MAINTAINING JUNK & trash ON Commercial zoned property

at: 1755 79 st Causeway NBV 33141 (location of violation)

Corrective action: Remove miscellaneous junk trash, yard waste from vacant property

You Shall:

1. Pay the Civil Penalty of $ 400.00 on or before 2/25/10 AND correct the above violation on or before 2/15/10;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 2/15/10.

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

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I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL( ) MAIL (✓) POSTING ( )

VIOLATOR	DATE	
Y Rodriguez	305-756-7171	1/26/10
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE

(2 of 2)

CITY OF NORTH BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE No. 1458

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
1/26/10	8:30 (✓) AM ( ) PM	Y Rodriguez	( ) Yes (✓) No

Name of Violator(s): North Bay VLGE TRU LLC

Folio #23-3205-000-0110

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 W. Flagler st. Ste 1525 Miami FL. 33130

This notice summons you to answer the complaint that on 1/26/10 (date) at 8:25 (time) you committed a violation of Section 94.02(A)(1) of the Code of the City of North Bay Village, FL. to wit: Failure to perform required lot maintenance ie Heavy overgrowth lot 40x4

at: 1755 79 st Causeway NBV 33141 (location of violation)

Corrective action: Cut/Clear Heavy overgrowth on Vacant Commercial property

You Shall:

1. Pay the Civil Penalty of $ 400.00 on or before 2/25/10 AND correct the above violation on or before 2/15/10;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 2/15/10

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

THIS CIVIL PENALTY IS INITIALLY A ONE TIME FINE, HOWEVER, EACH DAY OF CONTINUED VIOLATION AFTER THE TIME PERIOD FOR CORRECTION SHALL BE DEEMED A CONTINUING VIOLATION. FOR EACH DAY THE VIOLATION CONTINUES AFTER THE TIME PERIOD FOR CORRECTION HAS RUN, AN ADDITIONAL PENALTY IN THE SAME AMOUNT AS THE FINE FOR THE ORIGINAL VIOLATION SHALL BE ADDED.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL( ) MAIL (✓) POSTING ( )

VIOLATOR	DATE	
Y Rodriguez	305-756-7171	1/26/10
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE

10-18-11,12:16PM,Michael | Hose, PA
7305-374-1030
7/ 10

City of North Bay Village
Code Compliance Department
1700 Kennedy Causeway, Suite 132,
North Bay Village FL 33141
Phone (305) 756-7171
Fax (305) 756-7722
www.nbvillage.com

October 10, 2011

Ref; Special Master case # 10-0011

To any and all persons with an interest in the property stated below,

Address: 1755 79th Street Causeway
Folio # 23-3209-000-0110
Legal Description: 9 53 42 E300 Feet of W1800 Feet of Treasure Island, Lying North of 79th Street Causeway, PER DB 4117- 513 Lot Size 300.000 X 203 COC 26353-4380 04 2008 3 North Bay Village, Florida 33141

Please be advised that the City of North Bay Village Special Master having heard testimony and evidence presented did on the 19th day of May 2010 make a finding of fact & conclusion of law imposing the following fine:
FINDING OF FACT:
That the violator identified at that time "North Bay Village Investment Trust, LLC" is/was the owner of the property.
Failure to perform required lot maintenance, thereby allowing overgrowth of grass and weeds over eight (8) inches in height.
The unlawful maintenance of junk, trash and dirt mounds on the property.

CONCLUSION OF LAW:
That the violator identified above violated Sections 94.021(A) (1) and 94.021(A) (3) of the City of North Bay Village Code of Ordinances, by virtue of the facts set out above.
That the order of enforcement is warranted.

A $400.00 fine and administrative cost in the amount of $75.00 was imposed.
Further imposed was the ruling that the property had to be brought into compliance within 15 days of the date of this hearing and if not brought into compliance a daily fine of $250.00 would accrue for each day the property remains out of compliance.

This ruling was duly recorded on October 25, 2010-CFN 2010R0723047 DR Book 27466 Pages 0028-30 (3 pages)
As of October 10th 2011 this property remains out of compliance and is accumulating the daily fine as ordered.
The amount due up to and including October 20, 2011 (assuming the property continues to remain out of compliance) will be $125,975.00 (one hundred and twenty five thousand nine hundred and seventy five dollars)
The City of North Bay Village will accept payment of this amount in full within 5 business days of the sale of the property and upon receipt and confirmation of payment will allow the new owner a grace period of 30 days to clean and clear the property. If the property is not brought into full compliance within the 30 day period further enforcement action will be taken.
We look forward to a successful conclusion to this case.

13A(87)

Thank you

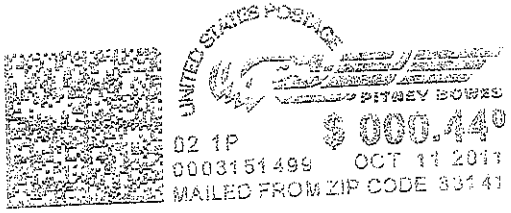
Maurice Murray
Code Compliance Officer

C: City Manager,
City Clerk
City attorney
Police Chief
Finance Director
File

13(A)88

M. MURRAY
City of North Bay Village

Administrative Offices
1700 Kennedy Causeway, Suite 132
North Bay Village, FL 33141
Website - www.nbvillage.com



REF:
FILE # 11-1043
TC - 79151

HARVEY RUVIN,
CLERK
Circuit and County Courts/TAX Deed
140 W. FLAGLER STREET #1502
MIAMI
FL 33130

HARVEY RUVIN
CLERK
CIRCUIT AND COUNTY COURTS
IL COURTS DIVISION / TAX DEED
140 W. FLAGLER STREET # 1502
MIAMI, FLORIDA 33130
CLK/CT 541 Rev. 1/95 ♻ Printed on Recycled Paper

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLD AT DOTTED LINE

CERTIFIED MAIL

7111 2111 1110 0010 8894

13A(89)

My Home

miamiherald.com ACTIVE TOOL: SELECT MIAMI-DADE

Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Property Appraiser Tax Comparison

Summary Details:

Folio No.:	23-3209-000-0110
Property:	1755 79 ST CSWY
Mailing Address:	NORTH BAY VLGE INVEST TRU LLC 150 W FLAGLER ST STE 1525 MIAMI FL 33130-1557

Property Information:

Primary Zone:	6000 COMMERCIAL: DANCE HALLS
CLUC:	0065 PARKING/VACANT LOT ENCLOSED
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	60,900 SQ FT
Year Built:	0
Legal Description:	9 53 42 E300FT OF W1800FT OF TREA IS LYING N OF 79 ST CSEWY PER DB 4117-513 LOT SIZE 300.000 X 203 COC 26353-4380 04 2008 3

Assessment Information:

Year:	2011	2010
Land Value:	$4,263,000	$5,481,000
Building Value:	$30,355	$30,355
Market Value:	$4,293,355	$5,511,355
Assessed Value:	$4,293,355	$5,511,355

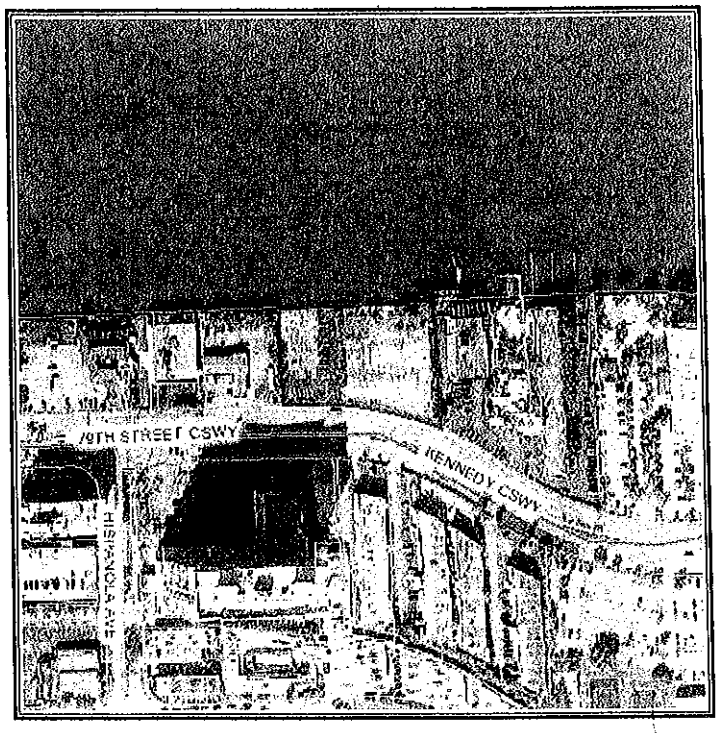
Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/ $4,293,355	$0/ $5,511,355
County:	$0/ $4,293,355	$0/ $5,511,355
City:	$0/ $4,293,355	$0/ $5,511,355
School Board:	$0/ $4,293,355	$0/ $5,511,355

Sale Information:

Sale Date:	4/2008
Sale Amount:	$0
Sale O/R:	26353-4380
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed

View Additional Sales



Aerial Photography - 2009 0 131 ft

Legend

- Property Boundary
- Selected Property
- Street
- Highway
- Miami-Dade County
- Water

N W E S

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If you experience technical difficulties with the Property Information application, or wish to send us your comments, questions or suggestions please email us at Webmaster.

Web Site
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13H (90)

My Home

miamidade.gov

ACTIVE TOOL: SELECT

MIAMI-DADE

Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Property Appraiser Tax Comparison

Summary Details:

Folio No.:	23-3209-000-0110
Property:	1755 79 ST CSWY
Mailing Address:	NORTH BAY VLGE INVEST TRU LLC 150 W FLAGLER ST STE 1525 MIAMI FL 33130-1557

Property Information:

Primary Zone:	6000 COMMERCIAL: DANCE HALLS
CLUC:	0065 PARKING/VACANT LOT ENCLOSED
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	60,900 SQ FT
Year Built:	0
Legal Description:	9 53 42 E300FT OF W1800FT OF TREA IS LYING N OF 79 ST CSEWY PER DB 4117-513 LOT SIZE 300.000 X 203 COC 26353-4380 04 2008 3

Assessment Information:

Year:	2010	2009
Land Value:	$5,481,000	$6,000,000
Building Value:	$30,355	$30,355
Market Value:	$5,511,355	$6,030,355
Assessed Value:	$5,511,355	$6,030,355

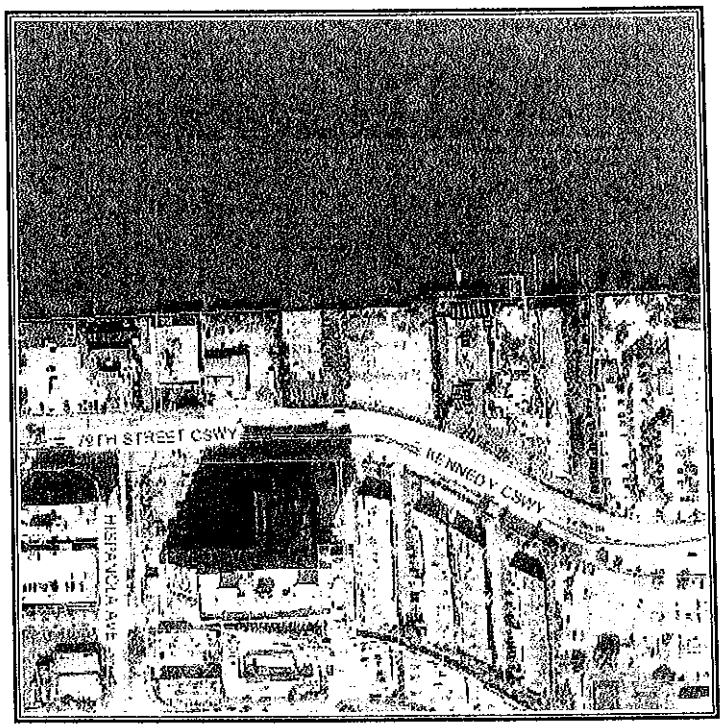
Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/ $5,511,355	$0/ $6,030,355
County:	$0/ $5,511,355	$0/ $6,030,355
City:	$0/ $5,511,355	$0/ $6,030,355
School Board:	$0/ $5,511,355	$0/ $6,030,355

Sale Information:

Sale Date:	4/2008
Sale Amount:	$0
Sale O/R:	26353-4380
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed

View Additional Sales



Aerial Photography - 2009

0 131 ft

Legend

- Property Boundary
- Selected Property
- Street
- Highway
- Miami-Dade County
- Water

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Web Site
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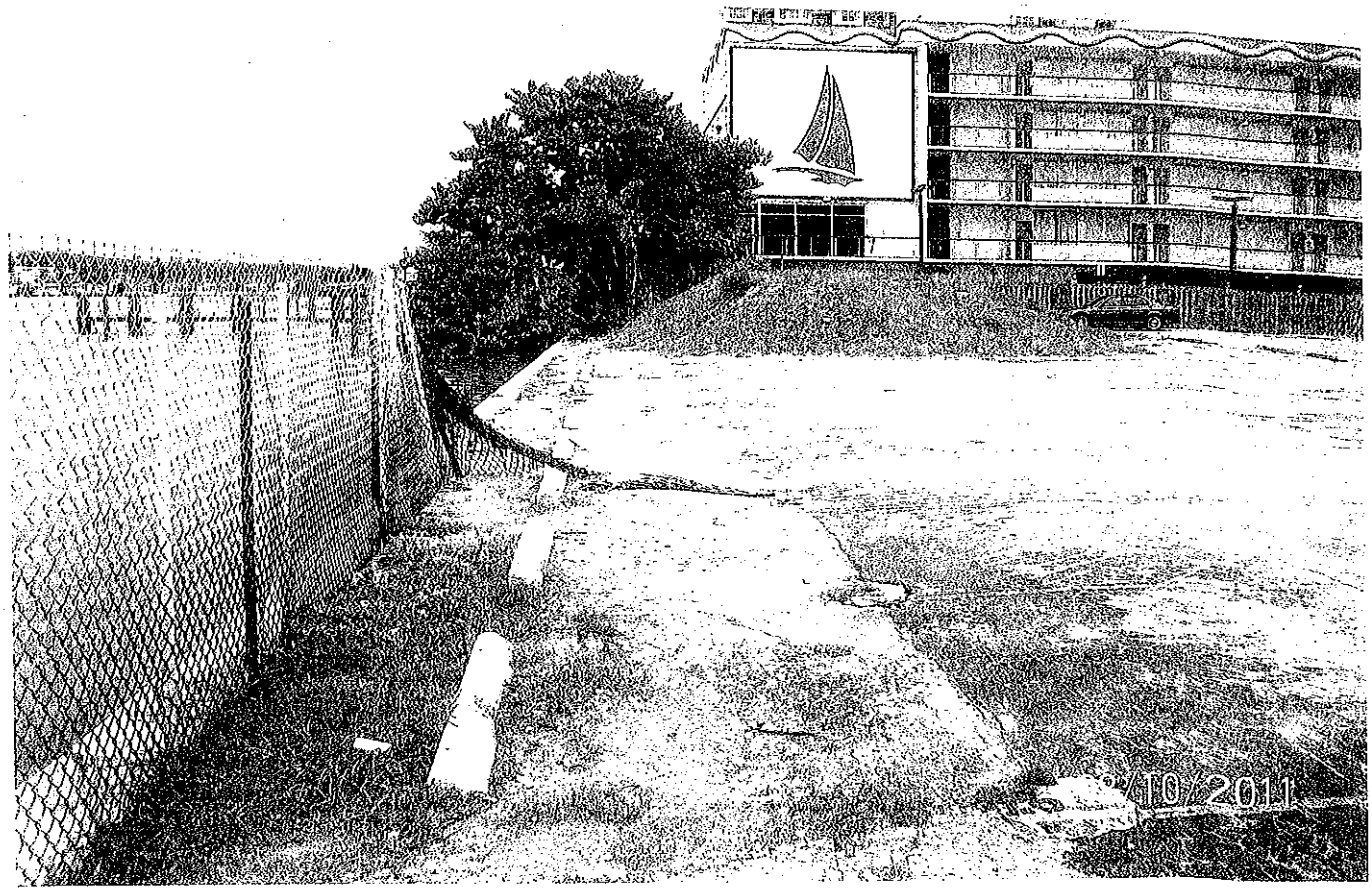
13A(94)

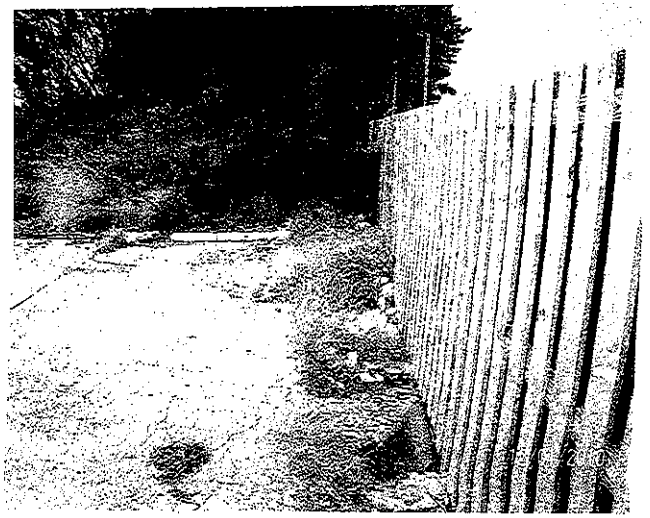


1755 79th St Causeways 8/10/11 M Murray-Continue Fines

2010

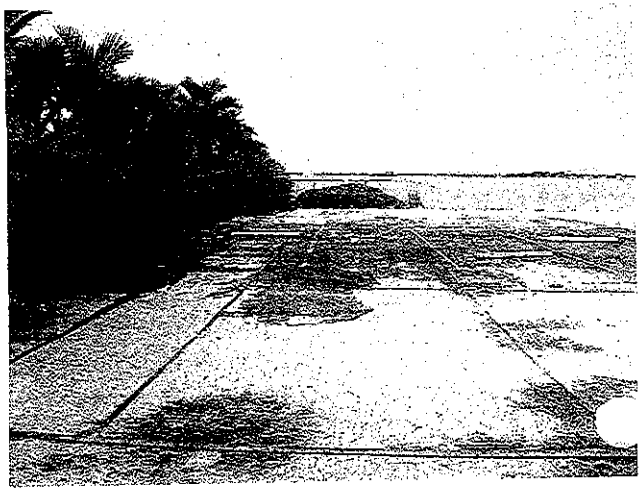
13H(99)

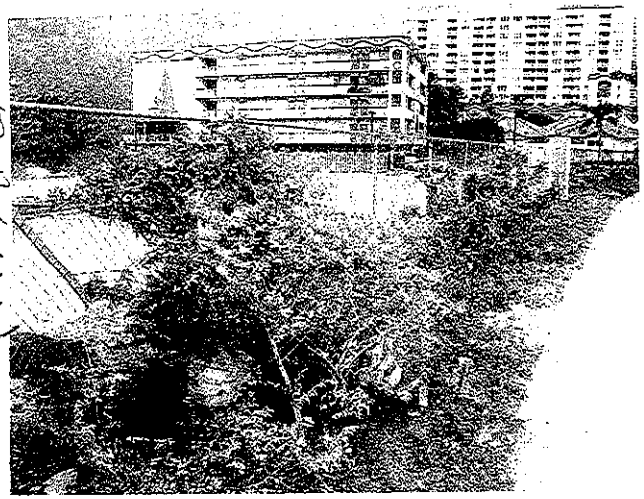
page 2 of 2 12/1/10

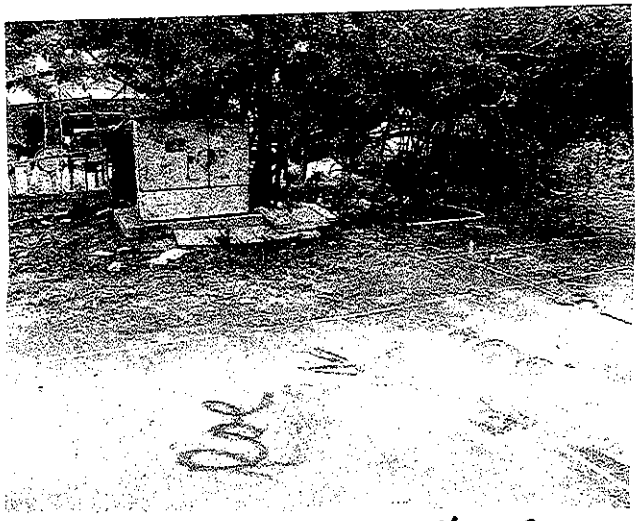


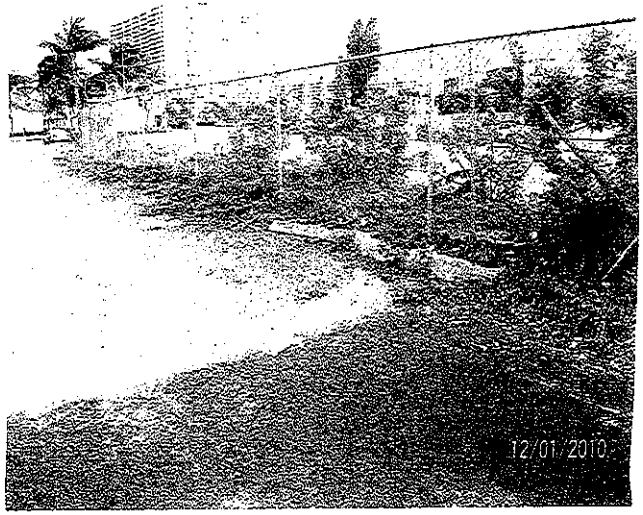
134 (100)

These are an accurate depiction of the Property at 1755 - 79th St Causeway taken 12/1/10 By. M. Marrero









13H 1013

These are an accurate depiction of the property at 1755-79th St Causeway taken 12/1/10 By M. Murray

Maurice Murray

From: Maurice Murray
Sent: Wednesday, December 01, 2010 4:58 PM
To: Bob Pushkin; Yvonne Hamilton
Cc: Denise Fecht; Ana Deleon; Lucy Palacios; Gerard Pirri
Subject: Code Compliance Lien Update

The following liens were recorded on Monday October 25th 2010 at Miami-Dade County Court House and are updated as of today December 1st 2010 as stated hereunder:

1) North Bay Village Investment Trust, LLC., 1755 – 79th Street Causeway property with parcel ID # 23-3209-000-0110
   Property **remains out of compliance** with a fine of $36,225.00 recorded on 10/25/10 and continues to accrue at a daily rate of $250.00
   As of December 1st 2010 the amount due has increased to $45,475.00
2) Rachel Dugger, 7401 Beach View Drive property with parcel ID # 23-3209-008-0070
   Property **remains out of compliance** with a fine of $40,025.00 recorded on 10/25/10 and continues to accrue at a daily rate of $250.00
   As of December 1st 2010 the amount due has increased to $49,275.00
3) North Bay Villas Condominium Association, 1801 South Treasure Drive property with parcel ID # 23-3209-040-0001
   Fine non accruing for $275.00. Today I spoke with management and they have agreed to pay the full amount due. I expect this check in the next few days.

Maurice Murray
Code Compliance Officer
City of North Bay Village
Office # (305) 756-7171 Ext. 52
Cell # (786) 877-1684
Fax # (305) 756-7722
mmurray@nbvillage.com

13A(102)

CFN 20100607230047
OR Bk 27466 Pgs 0028 - 30; (3pgs)
RECORDED 10/25/2010 10:47:00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

CITY OF NORTH BAY VILLAGE
CODE ENFORCEMENT DIVISION
STATE OF FLORIDA

IN THE MATTER OF: **CASE NO. 10-0011**

North Bay Village Investment Trust, LLC
1755 - 79th Street Causeway
North Bay Village, FL 33141

ORDER OF ENFORCEMENT

This cause having come before the Code Enforcement Special Master of the City of North Bay Village, on May 19, 2010, at a violation hearing, the Special Master having heard the testimony and the evidence presented, does hereby make the following finds of fact, conclusions of law, and imposes the following fine:

1. **FINDINGS OF FACT:**

The violator was properly served with notice of these proceedings as required by law.

That the real property under which the violation occurred is described as:

Legal Description:	1755 – 79th Street Causeway E300 Feet of Treasure Island, Lying North of 79th Street Causeway, PER DB 4117-513 North Bay Village, Florida 33141
Zoning Classification:	CG, General Commercial District
	Parcel I.D. No. 23-3209-000-0110

That the violator identified in the citation is the owner of the above-described real property.

I, Yvonne P. Hmuth, CITY CLERK OF THE CITY OF NORTH BAY VILLAGE HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL THEREOF MAINTAINED IN THE FILES OF THIS OFFICE

DATED THIS 27th DAY OF October, 2010

SIGNED Yvonne P. Hmuth

(3A(103)

Failure to perform required lot maintenance, thereby allowing overgrowth of grass and weeds over eight (8) inches in height.

The unlawful maintenance of junk, trash, and dirt mounds on the property.

2. **CONCLUSION OF LAW:**

That the violator identified above violated Sections 94.021(A)(1) and 94.021(A)(3) of the City of North Bay Village Code of Ordinances, by virtue of the facts set forth above.

That this Order of Enforcement is hereby warranted.

3. **IMPOSITION OF FINE:**

A $400 fine and administrative cost in the amount of $75.00 as authorized by law are hereby imposed.

Failure to clear the property within 15 days of this Order, May 19, 2010, will result in a continuing fine in the amount of $250 for each day that the violation continues to exist on the above-described property.

FUTURE VIOLATIONS OF SECTIONS 94.021(A)(1) AND 94.021(A)(3) OF THE CITY OF NORTH BAY VILLAGE CODE OF ORDINANCES ON ANY PROPERTY OWNED BY THE ALLEGED VIOLATOR WITHIN THE CITY OF NORTH BAY VILLAGE MAY BE CITED AS REPEAT VIOLATIONS, PURSUANT TO FLORIDA STATUTE 162.06 AND 162.09 AND SUBJECT TO A FINES NOT TO EXCEED $500 PER DAY.

DONE AND ORDERED at North Bay Village, Miami-Dade County, Florida on May 19, 2010.

I, Vivian P. Hamlet, CITY CLERK OF THE CITY OF NORTH BAY VILLAGE HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL THEREOF MAINTAINED IN THE FILES OF THIS OFFICE

DATED THIS 20th DAY OF October 2010

SIGNED Vivian P. Hamlet

13A(104)

LAST PAGE

CASE NO. 10-0011

CODE ENFORCEMENT DIVISION

By: _____
NORMAN POWELL, ESQ.
SPECIAL MASTER

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Norman Powell, to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Miami-Dade County, Florida, this 21st day of June 2010, 2010.

_____
Notary Public
State of Florida at Large

My Commission Expires:

_____

(Notary Seal)

I, _____, CITY CLERK OF THE CITY OF NORTH BAY VILLAGE HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL THEREOF MAINTAINED IN THE FILES OF THIS OFFICE.

DATED THIS 28th DAY OF October 2010.

SIGNED _____

YVONNE PATRICIA HAMILTON
MY COMMISSION # DD659179
EXPIRES April 04, 2011
(407) 398-0153

13.H(105)

OFFICIAL MINUTES

SPECIAL MASTER HEARING

WEDNESDAY, MAY 19, 2010 AT 4:00 P.M.
CITY ADMINISTRATIVE OFFICES
1666 KENNEDY CAUSEWAY, #700
NORTH BAY VILLAGE, FL 33141

Present: Norman Powell, Special Master, Gus Cruz, Code Enforcement Officer, and Yvonne P. Hamilton, Clerk of the Special Master.

Special Master Powell called the hearing to order at 4:10 p.m.

The Respondents present were sworn in.

CASE NUMBER/VIOLATOR ADDRESS OF VIOLATION	**ISSUING OFFICER**
CE 10-0002	**OFFICER GUS CRUZ**
RACHEL DUGGER **7401 BEACH VIEW DRIVE** **NORTH BAY VILLAGE, FL**	**ADMINISTRATIVE HEARING TO APPEAL FINE**

The Respondent was sent a Notice of Hearing via Certified Mail, and the property was posted on May 13, 2010 regarding the code case.

The Respondent did not appear.

Code Enforcement Officer Gus Cruz presented the case to the Special Master.

Special Master Powell found the property in violation of Section 94.021(A)(3) of the City of North Bay Village Code of Ordinances due to the continued maintenance of junk and trash on the property. A $200 fine, a $75 administrative fee, and a continuing fine of $250 for each day that the violation continues to exist were imposed. The fine shall be effective and shall begin on May 19, 2010.

13A(106)

CE 10-0004 **OFFICER GUS CRUZ**

NORTH BAY VILLAS CONDO ASSOCIATION
1801 SOUTH TREASURE DRIVE
NORTH BAY VILLAGE, FL

ADMINISTRAIVE HEARING TO APPEAL FINE

The Respondent was sent a Notice of Hearing via Certified Mail, and the property was posted on May 13, 2010 regarding the code case.

Respondent Sheryl Montgomery was present at the hearing.

Code Enforcement Officer Gus Cruz presented the matter to the Special Master.

The Respondent was found in violation of Section 151.11(A) of the City of North Bay Village Code of Ordinances for allowing construction work to be performed on the property without the required Building Permits. The Respondent was ordered to pay a $200 fine and administrative cost in the amount of $75.

CE 10-0005 **OFFICER GUS CRUZ**

KRAMCO BUILDERS, INC.
C/O MARK MACCAGNO
7631 MIAMI VIEW DRIVE
NORTH BAY VILLAGE, FL

ADMINISTRATIVE HEARING TO APPEAL FINE

The Respondent requested that the matter be deferred to the next Code Enforcement Hearing, and Special Master Powell granted the request.

CE 10-0007 **OFFICER GUS CRUZ**

MARK E. & SANDHYA MURPHY
7731 MIAMI VIEW DRIVE
NORTH BAY VILLAGE, FL

ADMINISTRATIVE HEARING TO APPEAL FINE

13A(107)

The Respondent requested that the matter be deferred to the next Code Enforcement Hearing, and Special Master Powell granted the request.

CE 10-0008 — **OFFICER GUS CRUZ**

NICOLAS STUDDS
1321 BAY TERRACE
NORTH BAY VILLAGE, FL

ADMINISTRATIVE HEARING TO APPEAL FINE

The Respondent was sent a Notice of Hearing via Certified Mail and the property was posted on May 13, 2010 regarding the code case.

Respondent Nicholas Studds was present at the hearing.

Code Enforcement Officer Gus Cruz presented the case to the Special Master.

Special Master Norman Powell found that the property was not in violation of Section 94.021(A) of the City of North Bay Village Code of Ordinances, and he dismissed the case.

CE 10-0011 — **OFFICER GUS CRUZ**

NORTH BAY VILLAGE
INVESTMENT TRUST, LLC
1755 – 79TH STREET CAUSEWAY

ADMNISTRATIVE HEARING TO APPEAL FINE

The Respondent was sent a Notice of Hearing via Certified Mail.

Attorney Michael I. Rose was present on behalf of the Respondent.

Code Enforcement Officer Gus Cruz presented the case to the Special Master.

Attorney Michael I. Rose presented the Respondent's case to the Special Master.

Special Master Powell found the property in violation of Sections 94.021(A)(1) and 94.021(A)(3) of the City of North Bay Village Code of Ordinances by allowing overgrowth of grass and weeds over eight inches high and the unlawful maintenance of junk, trash, and dirt mounds on the property.

13A(108)

The Respondent was ordered to clear the property within 15 days from May 19, 2010 and pay a fine of $400 plus $75 administrative cost. If the property was not cleared within 15 days of May 19, 2010, a $250 daily fine shall be assessed until the property is found in compliance.

The Special Master Hearing adjourned at 5:40 p.m.

Prepared by:

Yvonne P. Hamilton
Clerk of the Special Master

13A(109)

Maurice Murray 10/25/10

To: Bob Pushkin
Cc: Gerard Pirri; Denise Fecht
Subject: Liens Recorded

The following liens were recorded today at Miami-Dade County Court House

1) North Bay Village Investment Trust, LLC., 1755 – 79th Street Causeway property with parcel ID # 23-3209-000-0110
   Property remains out of compliance with a fine of $36,225.00 and continues to accrue at a daily rate of $250.00
2) Rachel Dugger, 7401 Beach View Drive property with parcel ID # 23-3209-008-0070
   Property remains out of compliance with a fine of $40,025.00 and continues to accrue at a daily rate of $250.00
3) North Bay Villas Condominium Association, 1801 South Treasure Drive property with parcel ID # 23-3209-040-0001
   Fine non accruing for $275.00

Maurice Murray
Code Compliance Officer
City of North Bay Village
Office # (305) 756-7171 Ext. 52
Cell # (786) 877-1684
Fax # (305) 756-7722
mmurray@nbvillage.com

13A(110)

Sam Zamacona

From: Sam Zamacona

Sent: Monday, August 02, 2010 10:33 AM

To: MaryJom; Robert Daniels

Cc: 'sp500trd@yahoo.com'; Sam Zamacona; Yvonne Hamilton

Subject: § 152.055 Fences, walls, and hedges.

Chief,
This link will take you to the ordinance dealing with fencing of lots:

http://library8.municode.com:80/default-test/template.htm?view=browse&doc_action=setdoc&doc_keytype=tocid&doc_key=6f99d3458ed3c0a98c0dee2187e8fedb&i

§ 152.055 Fences, walls, and hedges.
(A)
(4)
All vacant lots adjacent to Kennedy Causeway shall be hedged along that portion of the lot which is adjacent to Kennedy Causeway. The hedge shall not exceed four feet in height and not be lower than two feet in height and shall be of sufficient thickness and density so as to provide a physical barrier similar in effect to a fence. The hedges shall be continuously and regularly trimmed, and any dead plants, or plants which fail to bear leaves, shall be regularly and timely replaced. The remainder of the lots shall be fenced or hedged so as to prevent the unauthorized entry of motor vehicles thereon.

Sam Zamacona Jr. E.I.
Public Works Director
1666 Kennedy Causeway Suite 700
North Bay Village FL 33141
O: 305-756-7171
F: 305-756-7722
C: 786-897-9441

13A(111)

City of North Bay Village

Administrative Offices
1666 Kennedy Causeway Suite 700 North Bay Village FL 33141-4190
(305) 756-7171 Fax (305) 756-7722 Website - www.nbvillage.com

February 22, 2010

North Bay Village Investment Tru, LLC
150 W. Flagler Street, Ste 1525
Miami, FL 33130

Re: Administrative Hearing to Appeal Violation
Issuing Officer: Yfrahin Rodriguez
Notice of Violation: #1458 & #1459

Dear Sir/Madam:

Please be advised that we are in receipt of your written request for an Administrative Hearing for the purpose of appealing a penalty levied by the Code Enforcement Officer as a result of the issuance of the above-referenced violation. You will be notified by mail when the hearing is scheduled before the Special Master.

If you should have any questions regarding this matter, please contact our office at (305) 756-7171.

Sincerely,

Denese Drewry-Fecht
Building/Code Enforcement Department

/df

CC: Michael I. Rose, P.A.

Attachment - Copy of Citation #1458 & #1459

13A(113)

Mayor **Oscar Alfonso** | Vice Mayor **Reinaldo Trujillo** | Commissioner **George A. Kane** | Commissioner **Frank Rodriguez** | Commissioner **Dr. Paul Vogel**

CITY OF NORTH BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE No. 1459

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
1/26/10	8:30 ( )AM ( )PM	Y. Rodriguez	Yes No

Name of Violator(s): North Bay VLGE Invest TRU LLC

Folio #23-3209- 000-0110

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 W. Flagler St. Ste 1505 Miami FL. 33130

This notice summons you to answer the complaint that on 1/26/10 (date) at 8:30 (time) you committed a violation of Section 94.02(A)(3) of the Code of the City of North Bay Village, FL to wit: UNLAWFULLY MAINTAINING JUNK & TRASH ON COMMERCIAL ZONED PROPERTY

at: 1755-79 St. (Hoy) NBV 33141 (location of violation)

Corrective action: Remove MISCELLANEOUS JUNK & Trash, YARD WASTE from Property

You Shall:

1. Pay the Civil Penalty of $ 400.00 on or before 2/25/10 AND correct the above violation on or before 2/15/10;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 2/15/10.

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

THIS CIVIL PENALTY IS INITIALLY A ONE TIME FINE, HOWEVER, EACH DAY OF CONTINUED VIOLATION AFTER THE TIME PERIOD FOR CORRECTION SHALL BE DEEMED A CONTINUING VIOLATION. FOR EACH DAY THE VIOLATION CONTINUES AFTER THE TIME PERIOD FOR CORRECTION HAS RUN, AN ADDITIONAL PENALTY IN THE SAME AMOUNT AS THE FINE FOR THE ORIGINAL VIOLATION SHALL BE ADDED.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL ( ) MAIL (✓) POSTING ( )

VIOLATOR	DATE	
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE
Y. Rodriguez	305 756 7171	1/26/10

13711G

CITY OF NORTH BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE No. 1458

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
1/26/10	8:30 ( )AM ( )PM	Y. Rodriguez	✓ Yes No

Name of Violator(s): North Bay VLGE Invest TRU LLC

Folio #23-3209- 000-0110

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 W. Flagler St. Ste 1505 Miami, FL. 33130

This notice summons you to answer the complaint that on 1/26/10 (date) at 8:30 (time) you committed a violation of Section 94.02(A)(3) of the Code of the City of North Bay Village, FL to wit: Failure to perform required maintenance & Hedge overgrowth into sidewalk

at: 1755-79 St. (Hoy) NBV 33141 (location of violation)

Corrective action: Cut/clear Hedge overgrowth ON/along commercial property

You Shall:

1. Pay the Civil Penalty of $ 400.00 on or before 2/25/10 AND correct the above violation on or before 2/15/10;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 2/15/10.

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

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I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL ( ) MAIL (✓) POSTING ( )

VIOLATOR	DATE	
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE
Y. Rodriguez	305-756-7171	1/26/10

CITY OF NO I BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE No. 1193

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
12/22/08	8:15 ( )AM ( )PM	Y. Rodriguez	( ) Yes (✓) No

Name of Violator(s): North Bay Village Investment Fund c/o: Michael Rose-Mann

Folio #23-3209-000-0110

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 West Flagler Street Ste 1505 Miami, FL. 33130

This notice summons you to answer the complaint that on 12/22/08 (date) 7:32 PM (time) you committed a violation of Section 9-1.021(A)(3) of the Code of the City of North Bay Village, FL to wit: Unlawful Illegal Hanging Tarps Trash from Your Property, To wit: Miscellaneous Furniture, Trash, Dirt, Boards, etc

at: 1755 79th Street (location of violation)

Corrective action: Remove Remaining Tarps Trash, and Dirt, Boards,

You Shall:

1. Pay the Civil Penalty of $ 200.00 on or before 1/21/09 AND correct the above violation on or before 1/14/09; 1/21/09
   OR
2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 1/14/09
   (SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

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I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR _____ DATE _____ SERVICE: PERSONAL ( ) MAIL ( ) POSTING (✓)

Y. Rodriguez
CODE INSPECTOR SIGNATURE

305-756-7171
PHONE NUMBER

12/22/08
DATE

13A(115)

CITY OF NORTH BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE No. 1386

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
12/22/08	8:00 ( )AM (✓)PM	Y. Rodriguez	( ) Yes (✓) No

Name of Violator(s): North Bay Village Investment Trust, LLC c/o: Michael Rose-Mgr

Folio #23-3209-000-0110

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 West Flagler Street ste 1525 Miami FL. 33130

This notice summons you to answer the complaint that on 12/22/08 (date) at 7:30 PM (time) you committed a violation of Section 9402(A)(4) of the Code of the City of North Bay Village, FL to wit: failure to perform required lot maintenance. Overgrowth of grass & weeds over 8 inch. throughout lot.

at: 1755-79 St & CSWY (location of violation)

Corrective action: Cut/clear overgrowth of grass and weeds from property.

You Shall:

1. Pay the Civil Penalty of $ 200.00 on or before 1/21/09 AND correct the above violation on or before 1/11/09;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 1/11/09.

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

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I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL ( ) MAIL (✓) POSTING ( )

VIOLATOR	DATE	
Y. Rodriguez	305-756-7171	
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE

13AL116)

City of North Bay Village

Administrative Offices
1666 Kennedy Causeway Suite 700 North Bay Village FL 33141-4190
(305) 756-7171 Fax (305) 756-7722 Website - www.nbvillage.com

February 15, 2010

North Bay Village Investment Tru, LLC
150 W. Flagler Street, Ste 1525
Miami, FL 33130

Re: Administrative Hearing to Appeal Violation
Issuing Officer: Yfrahin Rodriguez
Notice of Violation: #1386 & #1493

Dear Sir/Madam:

Please be advised that we are in receipt of your written request for an Administrative Hearing for the purpose of appealing a penalty levied by the Code Enforcement Officer as a result of the issuance of the above-referenced Violation Notice. You will be notified by mail when the hearing is scheduled before the Special Master.

If you should have any questions regarding this matter, please contact our office at (305) 756-7171.

Sincerely,

Denese Drewry-Fecht
Building/Code Enforcement Department

/df

CC: Michael I. Rose, P.A.

Attachment - Copy of Citation #1386 & #1493

13A(117)

Mayor **Oscar Alfonso** | Vice Mayor **Reinaldo Trujillo** | Commissioner **George A. Kane** | Commissioner **Frank Rodriguez** | Commissioner **Dr. Paul Vogel**

CITY OF NORTH BAY VILLAG.
UNIFORM CIVIL CITATION NOTICE No. 1147

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
7/3/09	10:00 (X) AM ( ) PM	Y. Rodriguez	☒ Yes ☐ No

Name of Violator(s): North Bay Village Invest. TRU LLC

Folio #23-3209- 000- 0110

Courtesy Civil Infraction Notice Issued ( ) Yes ( ) No

Mailing Address: 150 W. Flagler St. Ste 1525 Miami FL 33130

This notice summons you to answer the complaint that on 7/3/09 (date) at 9:[illegible] (time) you committed a violation of Section 94.02(B) of the Code of the City of North Bay Village, FL to wit: MAINTAINING/ALLOWING TO MAINTAIN MISCELLANEOUS JUNK & TRASH

at: 1755 79 St Cswy NBV 33141 (location of violation)

Corrective action: Remove/Clean up miscellaneous junk & trash, Furniture, etc

You Shall:

1. Pay the Civil Penalty of $ 100 on or before 8/30/09 AND correct the above violation on or before 8/14/09;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 8/20/09

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

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I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR	DATE	SERVICE: PERSONAL ( ) MAIL ( ) POSTING (X)
Y. Rodriguez	305-756-7171	7/31/09
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE

134 (118)

CITY OF NORTH BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE No. 1117

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
7/31/09	10:30 (X) AM ( ) PM	Y. Rodriguez	☐ Yes ☒ No

Name of Violator(s): North Bay Village Invest TRU LLC

Folio #23-3209- 000- 0110

Courtesy Civil Infraction Notice Issued ( ) Yes ( ) No

Mailing Address: 150 W. Flagler St. Ste 1525 Miami FL 33130

This notice summons you to answer the complaint that on _____ (date) at _____ (time) you committed a violation of Section 152.055 (4) of the Code of the City of North Bay Village, FL to wit: Close of Vacant lot to not allow motor vehicles and trespassing, put in Continuous locks along fence

at: 1755 79 St Cswy NBV 33141 (location of violation)

Corrective action: MAINTAINING VACANT lot open to motor vehicles, and not having road [illegible] fence

You Shall:

1. Pay the Civil Penalty of $ 200.00 on or before 8/30/09 AND correct the above violation on or before 8/30/09;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 8/20/09

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

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I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR	DATE	SERVICE: PERSONAL ( ) MAIL ( ) POSTING (X)
Y. Rodriguez	305-756-7171	7/31/09
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE

City of North Bay Village

Administrative Offices
1666 Kennedy Causeway Suite 700 North Bay Village FL 33141-4190
(305) 756-7171 Fax (305) 756-7722 Website - www.nbvillage.com

February 15, 2010

North Bay Village Investment Tru, LLC
150 W. Flagler Street, Ste 1525
Miami, FL 33130

Re: Administrative Hearing to Appeal Violation
Issuing Officer: Yfrahin Rodriguez
Notice of Violation: #1117 & #1147

Dear Sir/Madam:

Please be advised that we are in receipt of your written request for an Administrative Hearing for the purpose of appealing a penalty levied by the Code Enforcement Officer as a result of the issuance of the above-referenced Violation Notice. You will be notified by mail when the hearing is scheduled before the Special Master.

If you should have any questions regarding this matter, please contact our office at (305) 756-7171.

Sincerely,

D. Drewry Fecht

Denese Drewry-Fecht
Building/Code Enforcement Department

/df

CC: Michael I. Rose, P.A.

Attachment - Copy of Citation #1117 & #1147

13A(119)

Mayor **Oscar Alfonso** | Vice Mayor **Reinaldo Trujillo** | Commissioner **George A. Kane** | Commissioner **Frank Rodriguez** | Commissioner **Dr. Paul Vogel**

City of North Bay Village
City Administrative Office
1666 Kennedy Causeway, Suite 700 North Bay Village FL 33141
(305) 756-7171 Fax (305) 750-7722 Website - www.nbvillage.com

FACSIMILE TRANSMITTAL

DATE: 2/16/10
TO: Michael I. Rose, P.A.
FROM: D. Fecht
FAX #: (305) 373-1030
SUBJECT: Appeals - 1755 79th St.
PAGES: (6) (including this cover sheet)

Please advise immediately if you do not receive all pages clearly or if any pages are missing.

Please discard previous fax - letterhead had incorrect address.

Thank you,
D. Fecht

13A(120)

HP LASERJET FAX

Feb-16-2010 10:40AM

Job	Date	Time	Type	Identification	Duration	Pages	Result
4759	2/16/2010	10:37:54AM	Send	3053731030	2:15	6	OK

HP LaserJet 3050

Fax Call Report

invent

City of North Bay Village
City Administrative Office
1666 Kennedy Causeway, Suite 700 North Bay Village FL 33141
(305) 756-7171 Fax (305) 756-7722 Website – www.nbvillage.com

FACSIMILE TRANSMITTAL

DATE: 2/16/10
TO: Michael I. Rose, P.A.
FROM: D. Fecht
FAX #: (305) 373-1030
SUBJECT: Appeals - 1755 79th St.
PAGES: (6) (including this cover sheet)

Please advise immediately if you do not receive all pages clearly or if any pages are missing.

Please discard previous fax - letterhead had incorrect address.

Thank you,
D. Fecht

13A(121)

ity of North Bay Village
City Administrative Office
1666 Kennedy Causeway, Suite 700 North Bay Village FL 33141
(305) 756-7171 Fax (305) 756-7722 Website – www.nbvillage.com

FACSIMILE
TRANSMITTAL

DATE: 2/16/10

TO: Martha Mas for Michael I Rose

FROM: Denese Dreewry Fecht

FAX #: (305) 373-1030

SUBJECT: Appeals - 1755 79th St. Cswy.

PAGES: (6) (including this cover sheet)

Please advise immediately if you do not receive all pages clearly or if any pages are missing.

13A (122)

City of North Bay Village
City Administrative Office
1666 Kennedy Causeway, Suite 700 North Bay Village FL 33141
(305) 756-7171 Fax (305) 756-7722 Website – www.nbvillage.com

FACSIMILE TRANSMITTAL

DATE: 2/16/10
TO: Martha Mas for Michael I Rose
FROM: Denesa Drewry Fecht
FAX #: (305) 373-1030
SUBJECT: Appeals - 1755 79th St. Cswy
PAGES: (6) (including this cover sheet)

Please advise immediately if you do not receive all pages clearly or if any pages are missing.

13A (123)

HP LaserJet 3050

Fax Call Report

HP LASERJET FAX

Feb-16-2010 9:53AM

Job	Date	Time	Type	Identification	Duration	Pages	Result
4756	2/16/2010	9:50:47AM	Send	3053731030	2:16	6	OK

invent

MICHAEL I. ROSE, P.A.
ATTORNEYS AT LAW
MUSEUM TOWER, SUITE 1525
150 WEST FLAGLER STREET
MIAMI, FLORIDA 33130

TELEPHONE (305) 373-6300
FACSIMILE (305) 373-1030
E-MAIL MIROSE@MIRLEGAL.COM

VIA CERTIFIED MAIL R.R.R. 7006 0100 0005 6912 9572

February 3, 2010

Y. Rodriguez, Code Inspector
City of North Bay Village
Code Enforcement Division
1666 Kennedy Causeway, #700
North Bay Village, FL 33141

Re: North Bay Village Investment Trust, LLC
Property Address: 1755 79th Street,
North Bay Village, FL
Uniform Civil Citation Notice No. 1458
Uniform Civil Citation Notice No. 1459

Dear Mr. Rodriguez:

It is respectfully requested that an Administrative Appeal before a Special Master regarding the above referenced citations be scheduled, as quickly as possible.

Very truly yours,

MICHAEL I. ROSE

MIR:mm

c: North Bay Village Investment Trust, LLC

13A(124)

MR

CITY OF NORTH BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE No. 1459

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
1/26/10	8:30 ( )AM ( )PM	H Rodriguez	✓ Yes ___ No

Name of Violator(s): North Bay Village Investment LLC

Folio #23-3209- 000-0110

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 W. Flagler St. Ste 1505 Miami, FL. 33130

This notice summons you to answer the complaint that on 1/26/10 (date) at 8:20 (time) you committed a violation of Section 94.02(A)(3) of the Code of the City of North Bay Village, FL to wit: Unlawfully maintaining tank & trash on commercial zoned property

at: 1755-79 St (1500 NBV 33141 (location of violation)

Corrective action: Remove miscellaneous trash, yard waste from property

You Shall:

1. Pay the Civil Penalty of $ 400.00 on or before 2/25/10 AND correct the above violation on or before 2/15/10;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 2/15/10.

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

THIS CIVIL PENALTY IS INITIALLY A ONE TIME FINE, HOWEVER, EACH DAY OF CONTINUED VIOLATION AFTER THE TIME PERIOD FOR CORRECTION SHALL BE DEEMED A CONTINUING VIOLATION. FOR EACH DAY THE VIOLATION CONTINUES AFTER THE TIME PERIOD FOR CORRECTION HAS RUN, AN ADDITIONAL PENALTY IN THE SAME AMOUNT AS THE FINE FOR THE ORIGINAL VIOLATION SHALL BE ADDED.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL ( ) MAIL (✓) POSTING ( )

VIOLATOR	DATE	
H Rodriguez	305-756-7171	1/26/10
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE

CITY OF NORTH BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE No. 1458

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
1/26/10	8:30 ( )AM ( )PM	H Rodriguez	✓ Yes ___ No

Name of Violator(s): North Bay Village Investment LLC

Folio #23-3209- 000-0110

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 W. Flagler St. Ste 1525 Miami, FL. 33130

This notice summons you to answer the complaint that on 1/26/10 (date) at 8:25 (time) you committed a violation of Section 94.02(A)(1) of the Code of the City of North Bay Village, FL to wit: Failure to perform required lot maintenance i.e. Heavy overgrowth into sidewalk

at: 1755-79 St (1500 NBV 33141 (location of violation)

Corrective action: Cut/Clear Heavy overgrowth on vacant commercial property

You Shall:

1. Pay the Civil Penalty of $ 400.00 on or before 2/25/10 AND correct the above violation on or before 2/15/10;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 2/15/10

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

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I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL ( ) MAIL (✓) POSTING ( )

VIOLATOR	DATE	
H Rodriguez	305-756-7171	1/26/10
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE

13A(125)

SE R: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: Tru LLC
North Bay Village Invtmt
150 W. Flagler St. #1525
Miami, FL 33130

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) N. MAS
C. Date of Delivery 2/1/10

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 2760 0001 0678 3649

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

13A(126)

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

° Sender: Please print your name, address, and ZIP+4 in this box °

CITY OF NORTH BAY VILLAGE
1666 KENNEDY CAUSEWAY STE 800
NORTH BAY VILLAGE, FL 33141

1755 79th st (1458 & 1459)

13A(127)

7006 2760 0001 0678 3649

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Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

#14582
Postmark Here #1459
1/27/10

Sent To: North Bay Village Invtmt, Tru LLC
Street, Apt. No., or PO Box No.: 150 W. Flagler Street Ste 1525
City, State, ZIP+4: Miami, FL 33130

PS Form 3800, August 2006 — See Reverse for Instructions

13A (128)

CITY OF N('H BAY VILLA(
UNIFORM CIVIL CITATION NO...CE No. 1458

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
1/26/10	8:30 ( )AM ( )PM	V Rodriguez	(✓) Yes ( ) No

Name of Violator(s): North Bay VLG E TRS LLC

Folio #23-3209-000-0110

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 W. Flagler st. ste 1525 Miami, FL. 33130

This notice summons you to answer the complaint that on 1/26/10 (date) at 8:25 (time) you committed a violation of Section 9A-02(A)(1) of the Code of the City of North Bay Village, FL to wit: Failure to perform required lot maintenance ie Heavy overgrowth lot grass/weeds

at: 1755-79 st CSWY NBV 33141 (location of violation)

Corrective action: Cut/clear Heavy overgrowth on vacant commercial property

You Shall:

1. Pay the Civil Penalty of $ 400.00 on or before 2/25/10 AND correct the above violation on or before 2/15/10;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 2/15/10

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

THIS CIVIL PENALTY IS INITIALLY A ONE TIME FINE, HOWEVER, EACH DAY OF CONTINUED VIOLATION AFTER THE TIME PERIOD FOR CORRECTION SHALL BE DEEMED A CONTINUING VIOLATION. FOR EACH DAY THE VIOLATION CONTINUES AFTER THE TIME PERIOD FOR CORRECTION HAS RUN, AN ADDITIONAL PENALTY IN THE SAME AMOUNT AS THE FINE FOR THE ORIGINAL VIOLATION SHALL BE ADDED.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL ( ) MAIL (✓) POSTING (✓)

VIOLATOR	DATE	
V Rodriguez	305-756-7171	1/26/10
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE

13A(129)

CITY OF NORTH BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE No. 1459

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
1/26/10	8:30 ( )AM ( )PM	Y. Rodriguez	☐ Yes ☐ No

Name of Violator(s): North Bay Vlge Invest Inv LLC

Folio #23-3209-000-0110

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 W. Flagler St. Ste 1505 Miami, FL. 33130

This notice summons you to answer the complaint that on 1/26/10 (date) at 8:30 (time) you committed a violation of Section 94.02(A)(3) of the Code of the City of North Bay Village, FL to wit: UNLAWFULLY MAINTAINING TOWED trash ON COMMERCIAL ZONED PROPERTY

at: 1755 79 st Causeway NBV 33141 (location of violation)

Corrective action: Remove MISCELLANEOUS TOWED trash, Yard waste from the property

You Shall:

1. Pay the Civil Penalty of $ 400.00 on or before 2/25/10 AND correct the above violation on or before 2/15/10;
   OR
2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 2/15/10.

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

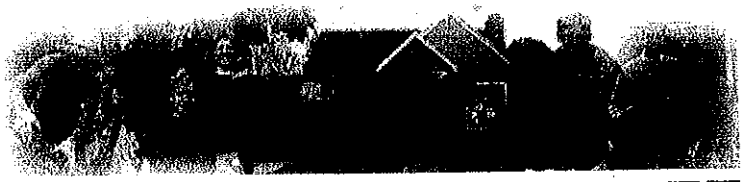
THIS CIVIL PENALTY IS INITIALLY A ONE TIME FINE, HOWEVER, EACH DAY OF CONTINUED VIOLATION AFTER THE TIME PERIOD FOR CORRECTION SHALL BE DEEMED A CONTINUING VIOLATION. FOR EACH DAY THE VIOLATION CONTINUES AFTER THE TIME PERIOD FOR CORRECTION HAS RUN, AN ADDITIONAL PENALTY IN THE SAME AMOUNT AS THE FINE FOR THE ORIGINAL VIOLATION SHALL BE ADDED.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL ( ) MAIL (✓) POSTING ( )

VIOLATOR	DATE	
Y. Rodriguez	305 756-7171	1/26/10
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE

13A (130)



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Property Information

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Select Item

Text only

Property Appraiser Tax Estimator

Property Appraiser Tax Comparison

Summary Details:

Folio No.:	23-3209-000-0110
Property:	1755 79 ST CSWY
Mailing Address:	NORTH BAY VLGE INVEST TRU LLC 150 W FLAGLER ST STE 1525 MIAMI FL 33130-1557

Property Information:

Primary Zone:	6000 COMMERCIAL: DANCE HALLS
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	60,900 SQ FT
Year Built:	0
Legal Description:	9 53 42 E300FT OF W1800FT OF TREA IS LYING N OF 79 ST CSEWY PER DB 4117-513 LOT SIZE 300.000 X 203 COC 26353-4380 04 2008 3

Assessment Information:

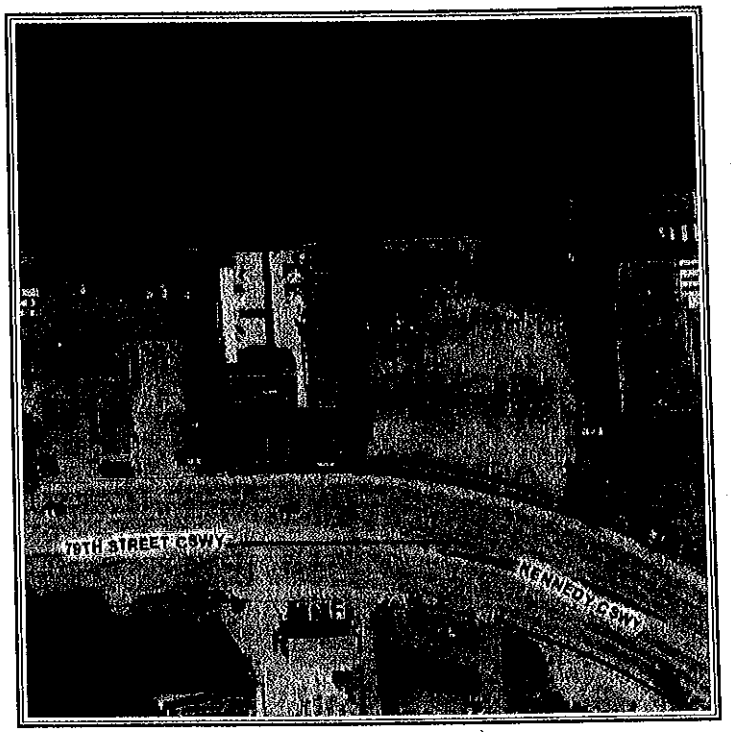
Year:	2009	2008
Land Value:	$6,699,000	$7,612,500
Building Value:	$30,355	$30,355
Market Value:	$6,729,355	$7,642,855
Assessed Value:	$6,729,355	$7,642,855

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/ $6,729,355	$0/ $7,642,855
County:	$0/ $6,729,355	$0/ $7,642,855
City:	$0/ $6,729,355	$0/ $7,642,855
School Board:	$0/ $6,729,355	$0/ $7,642,855

Sale Information:

Sale Date:	4/2008
Sale Amount:	$0
Sale O/R:	26353-4380
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
View Additional Sales	



Digital Orthophotography - 2007

0 ——— 56 ft

Legend

- Property Boundary
- Selected Property
- Street
- Highway
- Miami-Dade County
- Water

N W E S

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If you experience technical difficulties with the Property Information application, or wish to send us your comments, questions or suggestions please email us at Webmaster.

Web Site
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13A(131)

Miami-Dade My Home

Additional Information:

Click here to see more information for this property:
Community Development District
Community Redevelopment Area
Empowerment Zone
Enterprise Zone
Zoning Land Use
Urban Development Boundary
Zoning
Non-Ad Valorem Assessments

13A(132)

2009

13A(133)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: Tru, LLC
North Bay Village Invtmt
150 West Flagler Street
Ste 1525
Miami, FL 33130

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Maureen Mas C. Date of Delivery 8/13/09

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 2760 0001 0673 3163

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7006 2760 0001 0673 3163

U.S. Postal Service
CERTIFIED MAIL RECEIPT
Domestic Mail Only; No Insurance Coverage Provided
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

Postmark Here

Sent To N Bay Village Invt. Tru LLC
Street, Apt. No.; or PO Box No. 150 W. Flagler St. #1525
City, State, ZIP+4 Miami, FL 33130

PS Form 3800, August 2006 See Reverse for Instructions

13A(134)

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

CITY OF NORTH BAY VILLAGE
1666 KENNEDY CAUSEWAY, SUITE 700
NORTH BAY VILLAGE, FL 33141

155 79th St (1179 1149)

13A(135)

CITY OF NORTH BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE No. 1117

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
7/31/09	10:30 (✓) AM ( ) PM	Y. Rodriguez	☐ Yes ☑ No

Name of Violator(s): North Bay Village Investments LLC

Folio #23-3209-000-0110

Courtesy Civil Infraction Notice Issued ( ) Yes ( ) No

Mailing Address: 150 W. Flagler St. Ste 1505 Miami, FL 33130

This notice summons you to answer the complaint that on _____ (date) at _____ (time) you committed a violation of Section 152.055 (A) of the Code of the City of North Bay Village, FL to wit: Close of Vacant lot to not allow mold, debris and trespassing and continuous nuisance

at: 1755 79th St (SW of NBV 33141 Alley)
(location of violation)

Corrective action: Maintaining vacant lot open to motor vehicles and not having cond[illegible]

You Shall:

1. Pay the Civil Penalty of $ 200.00 on or before 8/30/09 AND correct the above violation on or before 8/30/09;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 8/20/09

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

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I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL ( ) MAIL (✓) POSTING ( )

_____ VIOLATOR	_____ DATE	
Y. Rodriguez CODE INSPECTOR SIGNATURE	305-756-7174 PHONE NUMBER	7/31/09 DATE

13A(136)

CITY OF NORTH BAY VILLAG.
UNIFORM CIVIL CITATION NOTICE No. 1147

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
7/31/09	10:00 (✓) AM ( ) PM	M. Rodriguez	☒ Yes ☐ No

Name of Violator(s): North Bay Village Invest. TIJ LLC

Folio #23-3209-000-0110

Courtesy Civil Infraction Notice Issued ( ) Yes ( ) No

Mailing Address: 150 W. Flagler St. Ste 1505 Miami FL 33130

This notice summons you to answer the complaint that on 7/31/09 (date) at 9:30 (time) you committed a violation of Section 94.02(B) of the Code of the City of North Bay Village, FL to wit: MAINTAINING/ALLOWING TO REMAIN MISCELLANEOUS JUNK & TRASH

at: 1755 79 St. Cswy NBV 33141 (location of violation)

Corrective action: REMOVE/CLEAN UP MISC/RUBBISH JUNK & TRASH, FURNITURE, ETC

You Shall:

1. Pay the Civil Penalty of $ 100 on or before 8/30/09 AND correct the above violation on or before 8/14/09;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 8/20/09.

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

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I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL ( ) MAIL (✓) POSTING ( )

VIOLATOR	DATE	
M. Rodriguez	305-756-7171	7/31/09
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE

13A(137)

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ACTIVE TOOL: SELECT

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Property Information

Search By:

Select Item

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Property Appraiser Tax Estimator

Digital Orthophotography - 2007

0 131 ft

Summary Details:

Folio No.:	23-3209-000-0110
Property:	1755 79 ST CSWY
Mailing Address:	NORTH BAY VLGE INVEST TRU LLC 150 W FLAGLER ST STE 1525 MIAMI FL 33130-1557

Property Information:

Primary Zone:	6000 COMMERCIAL: DANCE HALLS
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	60,900 SQ FT
Year Built:	0
Legal Description:	9 53 42 E300FT OF W1800FT OF TREA IS LYING N OF 79 ST CSEWY PER DB 4117-513 LOT SIZE 300.000 X 203 COC 26353-4380 04 2008 3

Sale Information:

Sale O/R:	24533-1989
Sale Date:	4/2006
Sale Amount:	$11,250,000

Assessment Information:

Year:	2008	2007
Land Value:	$7,612,500	$9,378,600
Building Value:	$30,355	$30,355
Market Value:	$7,642,855	$9,408,955
Assessed Value:	$7,642,855	$9,408,955

Taxable Value Information:

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/ $7,642,855	$0/ $9,408,955
	$0/	$0/

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Web Site
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13A(138)

citation 1117 - 8/13/09
observed chain blocking entrance to property. Violation corrected
still owes citation fee.

County:	$7,642,855	$9,408,955
City:	$0/ $7,642,855	$0/ $9,408,955
School Board:	$0/ $7,642,855	$0/ $9,408,955

Additional Information:

Click here to see more information for this property:
Community Development District
Community Redevelopment Area
Empowerment Zone
Enterprise Zone
Land Use
Urban Development Boundary
Zoning
Non-Ad Valorem Assessments

13A(139)

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

NORTH BAY VILLAGE INVESTMENT TRUST, LLC

Filing Information

Document Number	L07000034898
FEI/EIN Number	208764784
Date Filed	04/02/2007
State	FL
Status	ACTIVE
Effective Date	04/02/2007

Principal Address

150 WEST FLAGLER STREET
SUITE 1525
MIAMI FL 33130

Mailing Address

150 WEST FLAGLER STREET
SUITE 1525
MIAMI FL 33130

Registered Agent Name & Address

ROSE, MICHAEL I
150 WEST FLAGLER STREET
SUITE 1525
MIAMI FL 33130 US

Manager/Member Detail

Name & Address

Title MGRM

ROSE, MICHAEL I
150 WEST FLAGLER STREET, #1525
MIAMI FL 33130

Title MGRM

KALB, STUART R
150 WEST FLAGLER STREET, #1525

13A (140)

MIAMI FL 33130

Annual Reports

Report Year	Filed Date
2008	04/21/2008
2009	03/20/2009

Document Images

03/20/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/02/2007 -- Florida Limited Liability	View image in PDF format

Note: This is not official record. See documents if question or conflict.

Previous on List Next on List Return To List Entity Na

No Events No Name History Su

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13A(141)

7006 2760 0001 0677 0656

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Domestic Mail Only; No Insurance Coverage Provided
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

Postmark Here

Tru LLC
Sent To North Bay Village Invest.
Street, Apt. No.; or PO Box No. 150 W. Flagler St. #1525
City, State, ZIP+4 Miami, FL 33130

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tru LLC
North Bay Village Invest.
150 W. Flagler St. #1525
Miami, FL 33130

CE.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) M. MAS
C. Date of Delivery 9/23/09

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 2760 0001 0677 0656

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

13A(142)

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

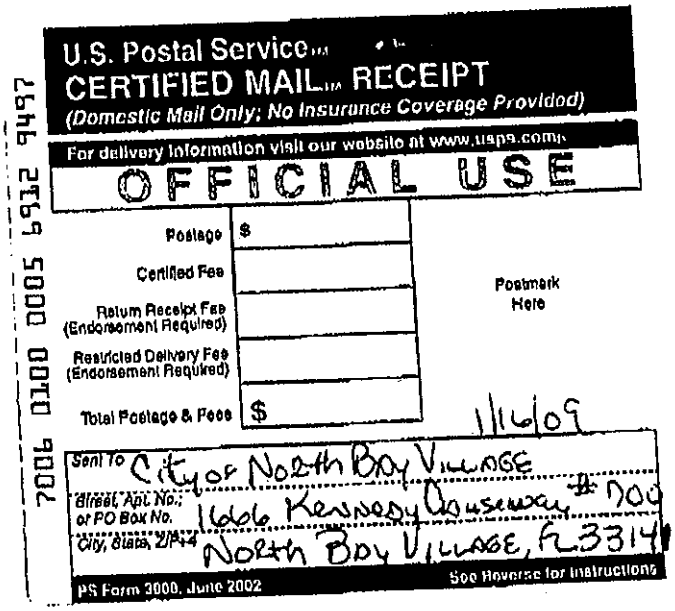
* Sender: Please print your name, address, and ZIP+4 in this box *

CITY OF NORTH BAY VILLAGE
1666 KENNEDY CAUSEWAY, SUITE 700
NORTH BAY VILLAGE, FL 33141

1256 KD (1386 & 1493)

13A (143)

7006 0100 0005 6912 9497



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

1/16/09

Sent To City of North Bay Village
Street, Apt. No.; or PO Box No. 1666 Kennedy Causeway #700
City, State, ZIP+4 North Bay Village, FL 33141

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Y. Rodriguez, Code Inspector
City of North Bay Village
Code Enforcement Division
1666 Kennedy Causeway #700
North Bay Village, FL 33141

COMPLETE THIS SECTION ON DELIVERY

A. Signature X D. Fecht ☐ Agent ☒ Addressee

B. Received by (Printed Name) Fecht

C. Date of Delivery 1-20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 0100 0005 6912 9497

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

13A(144)

MICHAEL I. ROSE, P.A.
ATTORNEYS AT LAW
MUSEUM TOWER, SUITE 1525
150 WEST FLAGLER STREET
MIAMI, FLORIDA 33130

TELEPHONE (305) 373-6300
FACSIMILE (305) 373-1030
E-MAIL MIROSE@DSLX.NET

VIA CERTIFIED MAIL R.R.R. 7006 0100 0005 6912 9497

January 16, 2009

Y. Rodriguez, Code Inspector
City of North Bay Village
Code Enforcement Division
1666 Kennedy Causeway, #700
North Bay Village, FL 33141

Re: North Bay Village Investment Trust, LLC
1755 79th Street, North Bay Village, FL
Civil Citation Numbers 1386 and 1493

Dear Mr. Rodriguez:

After having received the Courtesy Civil Infraction Notices regarding the above referenced property, arrangements were made to remove the trailers and clean up and remove the miscellaneous junk and trash from the property, all of which has been done and continues to be done since unknown parties regularly dump trash on the vacant property. Accordingly, I have made arrangements to have the front and side of the property fenced to keep out trespassers.

I have called your office numerous times, leaving messages, which have gone unanswered, to discuss this matter. It is blatantly unfair of you to have issued Civil Citation Numbers 1386 and 1493 when everything is being done to properly maintain the property. Therefore, it is respectfully requested that unless said citations are voided, this matter be scheduled to be heard before a Special Master, as quickly as possible.

Very truly yours,

MICHAEL I. ROSE

MIR:mm

c: North Bay Village Investment Trust, LLC

13A(145) MR

MICHAEL I. ROSE, P.A.
ATTORNEYS AT LAW
MUSEUM TOWER, SUITE 1525
150 WEST FLAGLER STREET
MIAMI, FLORIDA 33130

TELEPHONE (305) 373-6300
FACSIMILE (305) 373-1030
E-MAIL MIROSE@DSLX.NET

VIA TELEFAX TO: (305) 756-7722

September 24, 2009

Yfrahin Rodriguez, Code Enforcement Officer
City of North Bay Village
Code Enforcement Division
1666 Kennedy Causeway, Suite 700
North Bay Village, FL 33141

Re: Uniform Civil Citation Notice No.: 1386
Uniform Civil Citation Notice No.: 1493
Folio No.: 23-3209-000-0110
Property Address: 1755 Kennedy Causeway
North Bay Village, FL 33141

Dear Mr Rodriguez:

In response to your September 21, 2009 letter, please be informed that it was my understanding that the above referenced citations had been resolved, a copy of my letter to you dated January 16, 2009 is attached hereto for your immediate reference. Therefore your cooperation in having these citation notices closed and voided will be appreciated.

Very truly yours,

MICHAEL I. ROSE

MIR:mm

Enclosure

13A(146) MR

HP LaserJet *3050*

Fax Call Report

HP LASERJET FAX

Sep-24-2009 1:50PM

Job	Date	Time	Type	Identification	Duration	Pages	Result
2888	9/24/2009	1:49:53PM	Receive	305-373-1030	0:32	3	OK

09-24-09;01:54PM;Michael I Rose, PA ;305-373-1030 # 1/

MICHAEL I. ROSE, P.A.
ATTORNEYS AT LAW
MUSEUM TOWER, SUITE 1525
150 WEST FLAGLER STREET
MIAMI, FLORIDA 33130

TELEPHONE (305) 373-6300
FACSIMILE (305) 373-1030
E-MAIL MIROSE@BELLSOUTH.NET

VIA TELEFAX TO: (305) 756-7722

September 24, 2009

Yfrahin Rodriguez, Code Enforcement Officer
City of North Bay Village
Code Enforcement Division
1666 Kennedy Causeway, Suite 700
North Bay Village, FL 33141

Re: Uniform Civil Citation Notice No.: 1386
Uniform Civil Citation Notice No.: 1493
Folio No.: 23-3209-000-0110
Property Address: 1755 Kennedy Causeway
North Bay Village, FL 33141

Dear Mr Rodriguez:

In response to your September 21, 2009 letter, please be informed that it was my understanding that the above referenced citations had been resolved, a copy of my letter to you dated January 16, 2009 is attached hereto for your immediate reference. Therefore your cooperation in having these citation notices closed and voided will be appreciated.

Very truly yours,

MICHAEL I. ROSE

MIR:mm

Enclosure

13A(147)

2008

13A(148)

ordr2

IN THE CIRCUIT COURT OF THE 11TH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

NORTH BAY VILLAGE INVESTMENT TRUST, LLC,

Plaintiff,

vs.

GENERAL JURISDICTION DIVISION

CASE NO. 07-13041 CA 10

1755 AQUA VISTA II, LLC.,
JEFFREY LEVITIN, TRUSTEE,
WEXFORD HIGH YIELD DEBT FUND I, LLC.,
THE FORMULA, LLC., and
ELI HADAD,

Defendants.
_____/

ORDER RESETTING FORECLOSURE SALE

THIS CAUSE, came on for consideration before the Court upon Plaintiff's *ex-parte* request re-set Foreclosure Sale and the Court having being informed by counsel for the Plaintiff that the sale originally scheduled for October 25, 2007 was cancelled by virtue of a filing of a Chapter 11 Bankruptcy in Case No. 07-19056 BKC-LMI, and that said action has been ordered dismissed by the Bankruptcy Court on March 3, 2008 by Omnibus Order: 1) Dismissing case and 2) Reserving jurisdiction for certain matters, and being otherwise fully informed in the premises therein, it is hereby

ORDERED & ADJUDGED:

That the Clerk of Court shall sell the subject property of the foreclosure herein at pubic sale on April 16, 2008, at 11:00AM, at Room 908, 140 West Flagler Street, Miami, Florida 33130 after having first given notice as required by Section 45.031, Florida Statutes and specifically in accordance with the Special Bid Procedures set forth in the Final Judgment of Foreclosure entered by this Court on September 10, 2007.

DONE & ORDERED in Chambers at Miami, Miami-Dade County, Florida, this MAR 13 2008 day of March, 2008.

CIRCUIT COURT JUDGE

Copies furnished:
Michael I. Rose, Esq.,
Mark C. Holmberg, Esq.,
Bart A. Houston, Esq.
Craig R. Dearr, Esq.
Stanley Dale Klett, Jr., Esq.
Scott Alan Orth, Esq.

MAR 13 2008
Margarita Esquiroz

13A (149)

Bk 26303 Pg 4230 CFN 20080271817 04/03/2008 08:26:49 Pg 1 of 1 Mia-Dade Cty, FL

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ACTIVE TOOL: SELECT

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Property Information

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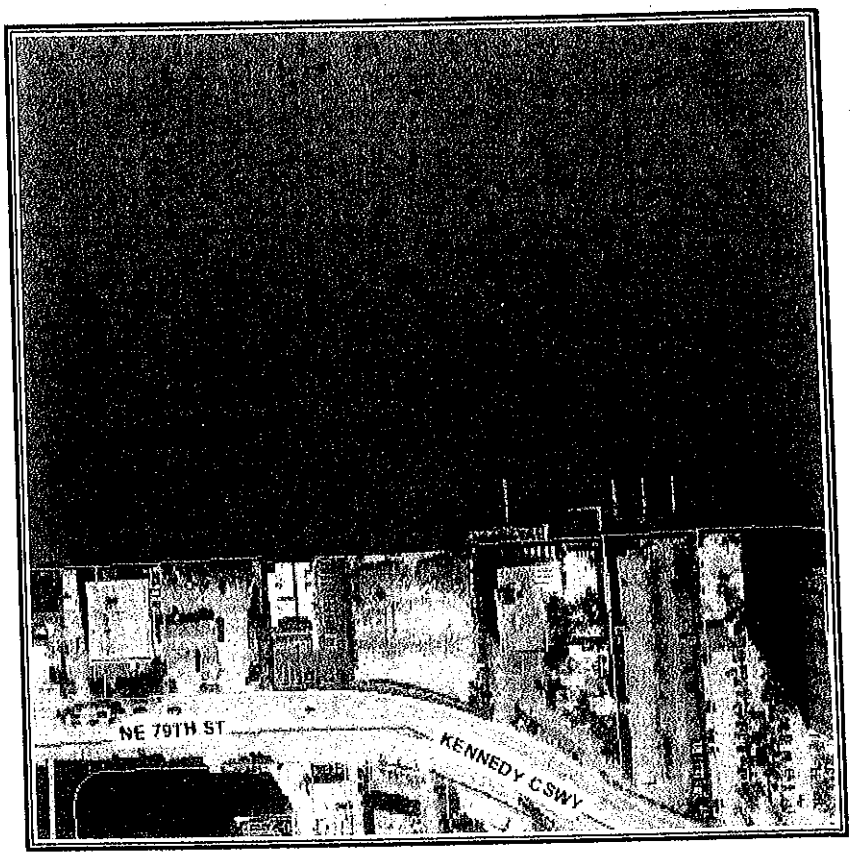
Property Appraiser Tax Estimator



Digital Orthophotography - 2007

0 112 ft

Legend

- Property Boundary
- Selected Property
- Street
- Highway
- Miami-Dad County
- Water

N W E S

Summary Details:

Folio No.:	23-3209-000-0110
Property:	1755 79 ST CSWY
Mailing Address:	1755 AQUA VISTA II LLC 2655 LEJEUNE RD CORAL GABLES FL 33134-

Property Information:

Primary Zone:	6000 COMMERCIAL: DANCE HALLS
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	60,900 SQ FT
Year Built:	1945
Legal Description:	9 53 42 E300FT OF W1800FT OF TREA IS LYING N OF 79 ST CSEWY PER DB 4117-513 LOT SIZE 300.000 X 203 COC 24533-1989/1992 0406 1

Sale Information:

Sale O/R:	24533-1989
Sale Date:	4/2006
Sale Amount:	$11,250,000

Assessment Information:

Year:	2007	2006
Land Value:	$9,378,600	$3,958,500
Building Value:	$30,355	$30,355
Market Value:	$9,408,955	$3,988,855
Assessed Value:	$9,408,955	$3,988,855
Total Exemptions:	$0	$0
Taxable Value:	$9,408,955	$3,988,855

Additional Information:

Click here to see more information for this property:
Community Development District
Community Redevelopment Area
Empowerment Zone
Enterprise Zone
Land Use

If you experience technical difficulties with the Property Information application, or wish to send us your comments, questions or suggestions please email us at Webmaster.

Web Site
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13A(150)

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

1755 AQUA VISTA II LLC

Filing Information

Document Number	L05000083445
FEI Number	562528672
Date Filed	08/23/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	10/24/2007
Event Effective Date	NONE

305-

Principal Address

11900 BISCAYNE BOULEVARD
SUITE 881
N. MIAMI FL 33181

Changed 10/24/2007

Mailing Address

11900 BISCAYNE BOULEVARD
SUITE 881
N. MIAMI FL 33181

Changed 10/24/2007

Registered Agent Name & Address

ELI, HADAD
11900 BISCAYNE BOULEVARD
SUITE 881
NORTH MIAMI FL 33181 US

Name Changed: 10/24/2007

Address Changed: 10/24/2007

Manager/Member Detail

Name & Address

13A(151)

Title MGR

HADAD, ELI
11900 BISCAYNE BOULEVARD, SUITE 881
N. MIAMI FL 33131

Annual Reports

Report Year	Filed Date
2006	04/18/2006
2007	10/24/2007

Document Images

10/24/2007 -- REINSTATEMENT	View image in PDF format
10/16/2006 -- LC Amendment	View image in PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format
08/23/2005 -- Florida Limited Liability	View image in PDF format
08/23/2005 -- Off/Dir Resignation	View image in PDF format

Note: This is not official record. See documents if question or conflict.

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Events No Name History Entity Name Search

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13.A (152)

2007 LIMITED LIABILITY COMPANY REINSTATEMENT

FILED
Oct 24, 2007
Secretary of State

DOCUMENT# L05000083445

Entity Name: 1755 AQUA VISTA II LLC

Current Principal Place of Business:

2020 NE 163RD STREET
N. MIAMI BEACH, FL 33162

New Principal Place of Business:

11900 BISCAYNE BOULEVARD
SUITE 881
N. MIAMI, FL 33181

Current Mailing Address:

2020 NE 163RD STREET
N. MIAMI BEACH, FL 33162

New Mailing Address:

11900 BISCAYNE BOULEVARD
SUITE 881
N. MIAMI, FL 33181

FEI Number: 56-2528672 **FEI Number Applied For ( )** **FEI Number Not Applicable ( )** **Certificate of Status Desired (X)**
In accordance with s. 607.193(2)(b), F.S., the limited liability company did not receive the prior notice.

Name and Address of Current Registered Agent:

SCHIFFMAN, ADAM R ESQ.
2999 N.E. 191 STREET, SUITE 900
AVENTURA, FL 33180 US

Name and Address of New Registered Agent:

ELI, HADAD
11900 BISCAYNE BOULEVARD
SUITE 881
NORTH MIAMI, FL 33181 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ELI HADAD 10/24/2007
Electronic Signature of Registered Agent — Date

MANAGING MEMBERS/MANAGERS:

Title: MGR ( ) Delete
Name: HADAD, ELI
Address: 1990 N.E. 163RD STREET
City-St-Zip: NORTH MIAMI BEACH, FL 33162

ADDITIONS/CHANGES:

Title: MGR (X) Change ( ) Addition
Name: HADAD, ELI
Address: 11900 BISCAYNE BOULEVARD, SUITE 881
City-St-Zip: N. MIAMI, FL 33131

I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE: ELI HADAD MGR 10/24/2007
Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date

13A (153)

Inside the Bar

Find a Lawyer

Alan Joel Goldberg

Member in Good Standing **Eligible to practice in Florida**

ID Number: - 111351
Address: Diversified Realty Development
2700 W Cypress Creek Rd Ste C105
Fort Lauderdale, Florida 333091719
United States
Phone: 954.9350820
Fax: 954.4892725
E-Mail: alangoldberg@bellsouth.net

County: Broward
Circuit: 17
Admitted: 12/02/1968

10-Year Discipline History **None**

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[Updated: 06-11-2008]

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13A(154)

COURTESY
CIVIL INFRACTION NOTICE

[illegible] Date: [illegible]

[illegible] Case No.: [illegible]

[illegible] Folio No.: [illegible]

[illegible]

This **COURTESY WARNING NOTICE** is issued to advise you of the following code violation of the Code of the City of North Bay Village.

ALLEGED VIOLATION LOCATED AT : 1755 [illegible]

- ☐ Failure to maintain waste containers Section 94.15
- ☐ Unlawfully maintaining junk and trash. Section 94.021(A)(3)
- ☒ Failure to perform required lot maintenance Section 94.021(A)(1)
- ☐ Failure to maintain right of way area abutting private property Section 94.021(B)
- ☐ Construction material on a lot prior to obtaining a permit. Section 152.063
- ☐ Failure to obtain a Business Tax Receipt. Section 110.06
- ☐ Construction without a permit. Section 151.11(A)
- ☐ Illegal boat Storage/Parking. Section 70.02
- ☐ Illegal RV Storage/Parking. Section 152.062
- ☐ Illegally parking or storing of a commercial vehicle in a residential neighborhood. Section 152.041(C)(2)
- ☐ Sign without a permit. Section 152.079
- ☐ Other: _____

Section: _____

TO WIT: [illegible]

CORRECTIVE ACTION: [illegible]

CORRECT VIOLATION BY: 7/3/08

FAILURE TO COMPLY WITH THIS NOTICE SHALL CONSTITUTE A CIVIL OFFENSE PUNISHABLE BY A CIVIL PENALTY OF NOT LESS THAN $ 800.00.

It is in your best interest to correct the violation. For further information or to discuss the terms of this COURTESY WARNING NOTICE, please contact Code Compliance at (305) 756-7171.

[illegible]

Code Compliance Officer (Please Print) | Received By | Date

13A(155)

COURTESY
CIVIL INFRACTION NOTICE

ELT Hadad, M.Sc. Date: 6-19-08
1755 Aqueduct LLC Case No.:
11900 Biscayne Blvd. #581 Folio No.: 23-3209-000-0110
North Miami Fla. 33181

This **COURTESY WARNING NOTICE** is issued to advise you of the following code violation of the Code of the City of North Bay Village.

ALLEGED VIOLATION LOCATED AT : 1755 79th St. Causeway

- ☐ Failure to maintain waste containers Section 94.15
- ☐ Unlawfully maintaining junk and trash. Section 94.021(A)(3)
- ☐ Failure to perform required lot maintenance Section 94.021(A)(1)
- ☐ Failure to maintain right of way area abutting private property Section 94.021(B)
- ☐ Construction material on a lot prior to obtaining a permit. Section 152.063
- ☐ Failure to obtain a Business Tax Receipt. Section 110.06
- ☐ Construction without a permit. Section 151.11(A)
- ☐ Illegal boat Storage/Parking. Section 70.02
- ☐ Illegal RV Storage/Parking. Section 152.062
- ☐ Illegally parking or storing of a commercial vehicle in a residential neighborhood. Section 152.041(C)(2)
- ☐ Sign without a permit. Section 152.079
- ☒ Other:

Section: 151.11(B)

TO WIT: Permit has Expired for Sales Trailers

CORRECTIVE ACTION: Remove Trailers from or Renew Permits

CORRECT VIOLATION BY : 7/3/08

FAILURE TO COMPLY WITH THIS NOTICE SHALL CONSTITUTE A CIVIL OFFENSE PUNISHABLE BY A CIVIL PENALTY OF NOT LESS THAN $ 250.00.

It is in your best interest to correct the violation. For further information or to discuss the terms of this COURTESY WARNING NOTICE, please contact Code Compliance at (305) 756-7171.

Alan Speer
Code Compliance Officer (Please Print) Received By Date

BA(156)

COURTESY
CIVIL INFRACTION NOTICE

[illegible] HAMAD
[illegible] 1755 [illegible] II LLC
1900 BISCAYNE BLVD #881
NORTH MIAMI, FL 33181

Date: 6-19-08
Case No.:
Folio No.: 23-3209-000-0110

This **COURTESY WARNING NOTICE** is issued to advise you of the following code violation of the Code of the City of North Bay Village.

ALLEGED VIOLATION LOCATED AT: 1755 79th St. CAUSEWAY

- ☐ Failure to maintain waste containers Section 94.15
- ☐ Unlawfully maintaining junk and trash. Section 94.021(A)(3)
- ☐ Failure to perform required lot maintenance Section 94.021(A)(1)
- ☐ Failure to maintain right of way area abutting private property Section 94.021(B)
- ☐ Construction material on a lot prior to obtaining a permit. Section 152.063
- ☐ Failure to obtain a Business Tax Receipt. Section 110.06
- ☐ Construction without a permit. Section 151.11(A)
- ☐ Illegal boat Storage/Parking. Section 70.02
- ☐ Illegal RV Storage/Parking. Section 152.062
- ☐ Illegally parking or storing of a commercial vehicle in a residential neighborhood. Section 152.041(C)(2)
- ☐ Sign without a permit. Section 152.079
- ☐ Other:

Section: 152.055(C)(2)

TO WIT: FENCE IN DISREPAIR

CORRECTIVE ACTION: FENCE MUST BE REPAIRED OR REMOVED.

CORRECT VIOLATION BY: 7/3/08

FAILURE TO COMPLY WITH THIS NOTICE SHALL CONSTITUTE A CIVIL OFFENSE PUNISHABLE BY A CIVIL PENALTY OF NOT LESS THAN $ 100.00.

It is in your best interest to correct the violation. For further information or to discuss the terms of this COURTESY WARNING NOTICE, please contact Code Compliance at (305) 756-7171.

ALAN SPEER
Code Compliance Officer (Please Print)

Received By

Date

13A (157)

PROGRESS REPORT

DATE	
	CMS #
	Address - 1755 79st CSWY
8/20/08	Due to several complaints, CCO Y. Rodriguez arrived at the above location. At location, CCO Y. Rodriguez observed 2 vacant double wide mobile trailers that were used as as a sales office for a condo unit, that was supposed to be built. One of the trailers was secured, the other one was opened (doors had been removed) and upon entering it, CCO found evidence of possible squatters. The rest of the lot had a large wood deck, overgrowth of grass and weeds, and miscellaneous junk & trash on/surrounding property. A W/L will be issued to registered property owner.

13A:(158)

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ACTIVE TOOL: SELECT

Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Summary Details:

Folio No.:	23-3209-000-0110
Property:	1755 79 ST CSWY
Mailing Address:	NORTH BAY VLGE INVEST TRU LLC 150 W FLAGLER ST STE 1525 MIAMI FL 33130-1557

Property Information:

Primary Zone:	6000 COMMERCIAL: DANCE HALLS
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	60,900 SQ FT
Year Built:	1945
Legal Description:	9 53 42 E300FT OF W1800FT OF TREA IS LYING N OF 79 ST CSEWY PER DB 4117-513 LOT SIZE 300.000 X 203 COC 26353-4380 04 2008 3

Sale Information:

Sale O/R:	24533-1989
Sale Date:	4/2006
Sale Amount:	$11,250,000

Assessment Information:

Year:	2008	2007
Land Value:	$7,612,500	$9,378,600
Building Value:	$30,355	$30,355
Market Value:	$7,642,855	$9,408,955
Assessed Value:	$7,642,855	$9,408,955
Total Exemptions:	$0	$0
Taxable Value:	$7,642,855	$9,408,955

Additional Information:

Click here to see more information for this property:
Community Development District
Community Redevelopment Area
Empowerment Zone
Enterprise Zone

Digital Orthophotography - 2007

0 ——— 121 ft

If you experience technical difficulties with the Property Information application, or wish to send us your comments, questions or suggestions please email us at Webmaster.

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13A(159)

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ACTIVE TOOL: SELECT

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Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Summary Details:

Folio No.:	23-3209-000-0110
Property:	1755 79 ST CSWY
Mailing Address:	NORTH BAY VLGE INVEST TRU LLC 150 W FLAGLER ST STE 1525 MIAMI FL 33130-1557

Property Information:

Primary Zone:	6000 COMMERCIAL: DANCE HALLS
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	60,900 SQ FT
Year Built:	1945
Legal Description:	9 53 42 E300FT OF W1800FT OF TREA IS LYING N OF 79 ST CSEWY PER DB 4117-513 LOT SIZE 300.000 X 203 COC 26353-4380 04 2008 3

Sale Information:

Sale O/R:	24533-1989
Sale Date:	4/2006
Sale Amount:	$11,250,000

Assessment Information:

Year:	2008	2007
Land Value:	$7,612,500	$9,378,600
Building Value:	$30,355	$30,355
Market Value:	$7,642,855	$9,408,955
Assessed Value:	$7,642,855	$9,408,955
Total Exemptions:	$0	$0
Taxable Value:	$7,642,855	$9,408,955

Additional Information:

Click here to see more information for this property:
Community Development District
Community Redevelopment Area
Empowerment Zone
Enterprise Zone

Digital Orthophotography - 2007

0 ——— 121 ft

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13A(160)

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Miami-Dade County, Florida

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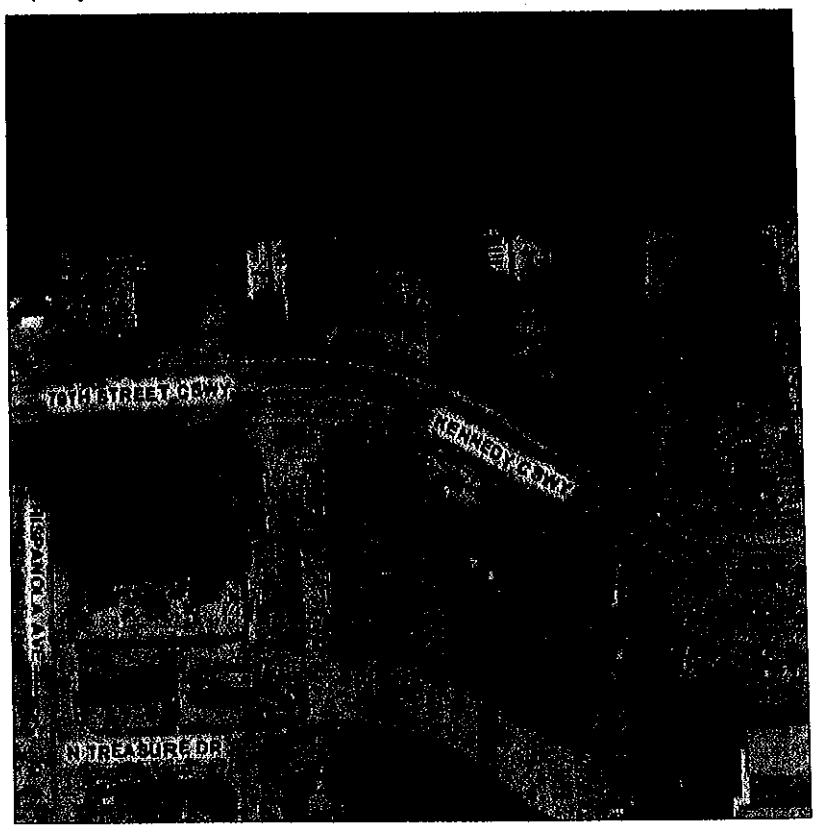
MIAMI-DADE

Property Information Map



Digital Orthophotography - 2007

0 ——— 121 ft

This map was created on 8/20/2008 4:14:30 PM for reference purposes only.

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Close

Summary Details:

Folio No.:	23-3209-000-0110
Property:	1755 79 ST CSWY
Mailing Address:	NORTH BAY VLGE INVEST TRU LLC 150 W FLAGLER ST STE 1525 MIAMI FL 33130-1557

Property Information:

Primary Zone:	6000 COMMERCIAL: DANCE HALLS
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	60,900 SQ FT
Year Built:	1945
Legal Description:	9 53 42 E300FT OF W1800FT OF TREA IS LYING N OF 79 ST CSEWY PER DB 4117-513 LOT SIZE 300.000 X 203 COC 26353-4380 04 2008 3

Sale Information:

Sale O/R:	24533-1989
Sale Date:	4/2006
Sale Amount:	$11,250,000

Assessment Information:

Year:	2008	2007
Land Value:	$7,612,500	$9,378,600
Building Value:	$30,355	$30,355
Market Value:	$7,642,855	$9,408,955
Assessed Value:	$7,642,855	$9,408,955
Total Exemptions:	$0	$0
Taxable Value:	$7,642,855	$9,408,955

13A(161)

Detail by Entity Name

Florida Limited Liability Company

NORTH BAY VILLAGE INVESTMENT TRUST, LLC

Filing Information

Document Number	L07000034898
FEI Number	NONE
Date Filed	04/02/2007
State	FL
Status	ACTIVE
Effective Date	04/02/2007

Principal Address

150 WEST FLAGLER STREET
SUITE 1525
MIAMI FL 33130

Mailing Address

150 WEST FLAGLER STREET
SUITE 1525
MIAMI FL 33130

Registered Agent Name & Address

ROSE, MICHAEL I
150 WEST FLAGLER STREET
SUITE 1525
MIAMI FL 33130 US

Manager/Member Detail

Name & Address

Title MGRM

ROSE, MICHAEL I
150 WEST FLAGLER STREET, #1525
MIAMI FL 33130

Title MGRM

KALB, STUART R
150 WEST FLAGLER STREET, #1525

13A (162)

MIAMI FL 33130

Annual Reports

Report Year	Filed Date
2008	04/21/2008

Document Images

04/21/2008 -- ANNUAL REPORT View image in PDF format

04/02/2007 -- Florida Limited Liability View image in PDF format

Note: This is not official record. See documents if question or conflict.

Previous on List Next on List Return To List

No Events **No Name History** Entity Name

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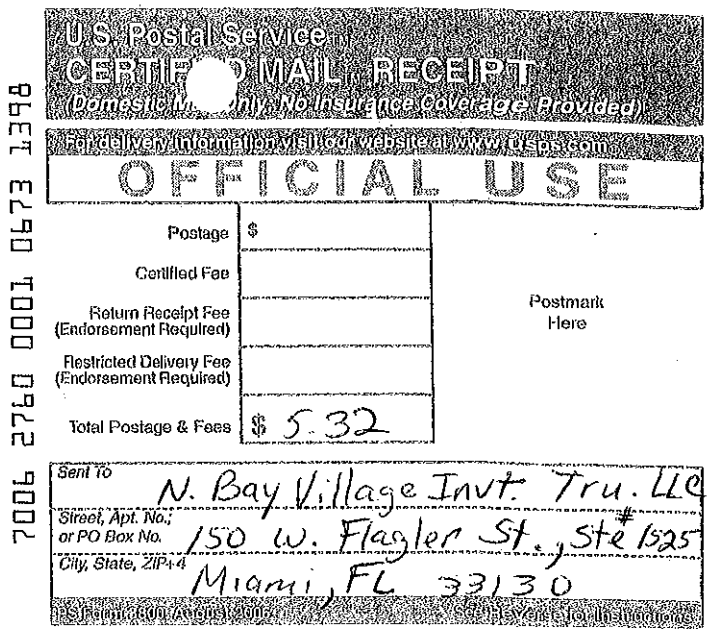

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.32

Postmark Here

7006 2760 0001 0673 1398

Sent To: N. Bay Village Invt. Tru. LLC
Street, Apt. No.; or PO Box No.: 150 W. Flagler St., Ste # 1525
City, State, ZIP+4: Miami, FL 33130

PS Form 3800, August 2006 See Reverse for Instructions

13A (164)

COURTESY
CIVIL INFRACTION NOTICE

North Bay Village Invest Tru LLC Date: 9/03/08
150 W. Flagler St. Ste 1525 Case No.:
Miami FL. 33130 Folio No.: 23-3209-000-0110

This **COURTESY WARNING NOTICE** is issued to advise you of the following code violation of the Code of the City of North Bay Village.

ALLEGED VIOLATION LOCATED AT : 1755 79st Csway NBV

- ☐ Failure to maintain waste containers Section 94.15
- ☐ Unlawfully maintaining junk and trash. Section 94.021(A)(3)
- ☑ Failure to perform required lot maintenance Section 94.021(A)(1)
- ☐ Failure to maintain right of way area abutting private property Section 94.021(B)
- ☐ Construction material on a lot prior to obtaining a permit. Section 152.063
- ☐ Failure to obtain a Business Tax Receipt. Section 110.06
- ☐ Construction without a permit. Section 151.11(A)
- ☐ Illegal boat Storage/Parking. Section 70.02
- ☐ Illegal RV Storage/Parking. Section 152.062
- ☐ Illegally parking or storing of a commercial vehicle in a residential neighborhood. Section 152.041(C)(2)
- ☐ Sign without a permit. Section 152.079
- ☐ Other:

Section:

TO WIT: Overgrowth of grass/weeds on property

CORRECTIVE ACTION: Cut/clear overgrowth of grass and weeds from property

CORRECT VIOLATION BY: 9/18/08

FAILURE TO COMPLY WITH THIS NOTICE SHALL CONSTITUTE A CIVIL OFFENSE PUNISHABLE BY A CIVIL PENALTY OF NOT LESS THAN $ 200.00.

It is in your best interest to correct the violation. For further information or to discuss the terms of this COURTESY WARNING NOTICE, please contact Code Compliance at (305) 756-7171.

Y. Rodriguez
Code Compliance Officer (Please Print)

Received By

Date

13A(165)

COURTESY
CIVIL INFRACTION NOTICE

North Bay Village Investment Trust LLC
150 W. Flagler St. Ste 1525
Miami, FL 33130

Date: 9/03/08
Case No.:
Folio No.: 23-3209-000-0110

This **COURTESY WARNING NOTICE** is issued to advise you of the following code violation of the Code of the City of North Bay Village.

ALLEGED VIOLATION LOCATED AT : 1755 79st CSWY NBV

- ☐ Failure to maintain waste containers Section 94.15
- ☑ Unlawfully maintaining junk and trash. Section 94.021(A)(3)
- ☐ Failure to perform required lot maintenance Section 94.021(A)(1)
- ☐ Failure to maintain right of way area abutting private property Section 94.021(B)
- ☐ Construction material on a lot prior to obtaining a permit. Section 152.063
- ☐ Failure to obtain a Business Tax Receipt. Section 110.06
- ☐ Construction without a permit. Section 151.11(A)
- ☐ Illegal boat Storage/Parking. Section 70.02
- ☐ Illegal RV Storage/Parking. Section 152.062
- ☐ Illegally parking or storing of a commercial vehicle in a residential neighborhood. Section 152.041(C)(2)
- ☐ Sign without a permit. Section 152.079
- ☐ Other:

Section:

TO WIT: MISCELLANEOUS JUNK & TRASH, 2 OFFICE TRAILERS

CORRECTIVE ACTION: CLEAN UP/REMOVE MISCELLANEOUS JUNK & TRASH FROM PROPERTY. HAVE OFFICE TRAILERS REMOVED

CORRECT VIOLATION BY : 9/18/08

FAILURE TO COMPLY WITH THIS NOTICE SHALL CONSTITUTE A CIVIL OFFENSE PUNISHABLE BY A CIVIL PENALTY OF NOT LESS THAN $ 200.00.

It is in your best interest to correct the violation. For further information or to discuss the terms of this COURTESY WARNING NOTICE, please contact Code Compliance at (305) 756-7171.

Y. Rodriguez
Code Compliance Officer (Please Print)

Received By

Date

13A.(166)

COURTESY
CIVIL INFRACTION NOTICE

North Bay Village Invest. Trust LLC
150 W. Flagler St. Ste 1525
Miami, FL. 33130

Date: 9/03/08
Case No.:
Folio No.: 23-3209-020-0110

This **COURTESY WARNING NOTICE** is issued to advise you of the following code violation of the Code of the City of North Bay Village.

ALLEGED VIOLATION LOCATED AT : 1755 79 St Causeway NBV

- ☐ Failure to maintain waste containers Section 94.15
- ☐ Unlawfully maintaining junk and trash. Section 94.021(A)(3)
- ☐ Failure to perform required lot maintenance Section 94.021(A)(1)
- ☐ Failure to maintain right of way area abutting private property Section 94.021(B)
- ☐ Construction material on a lot prior to obtaining a permit. Section 152.063
- ☐ Failure to obtain a Business Tax Receipt. Section 110.06
- ☐ Construction without a permit. Section 151.11(A)
- ☐ Illegal boat Storage/Parking. Section 70.02
- ☐ Illegal RV Storage/Parking. Section 152.062
- ☐ Illegally parking or storing of a commercial vehicle in a residential neighborhood. Section 152.041(C)(2)
- ☐ Sign without a permit. Section 152.079
- ☑ Other: Maintaining an unsafe structure

Section: Chpt 8.5(A)(6)B

To Wit: Maintaining 2 Trailers previously used as a sales office, being unsafe and a Health hazard.

Corrective Action:
Remove Trailers from property.

Correct Violation By: 10/03/08

FAILURE TO COMPLY WITH THIS NOTICE SHALL CONSTITUTE A CIVIL OFFENSE PUNISHABLE BY A CIVIL PENALTY OF NOT LESS THAN $ 200.

It is in your best interest to correct the violation. For further information or to discuss the terms of this COURTESY WARNING NOTICE, please contact Code Compliance at (305) 756-7171.

Y. Rodriguez
Code Compliance Officer (Please Print)

Received By

Date

13A(167)

SENDER: COMPLETE THIS SECTION

- Co ...te items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

North Bay Village Invt. Tru LLC.
150 W. Flagler Street.
Ste# 1525
Miami, FL
33130

1755 79th St. Cswy

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) M. MAS. C. Date of Delivery 9/5/08

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Tr... from service label) 7006 2760 0001 0673 1398

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

13A(168)

UNITED STATES POSTAL SERVICE

First-Class M
Postage & Fe ald
USPS
Permit No. G-10

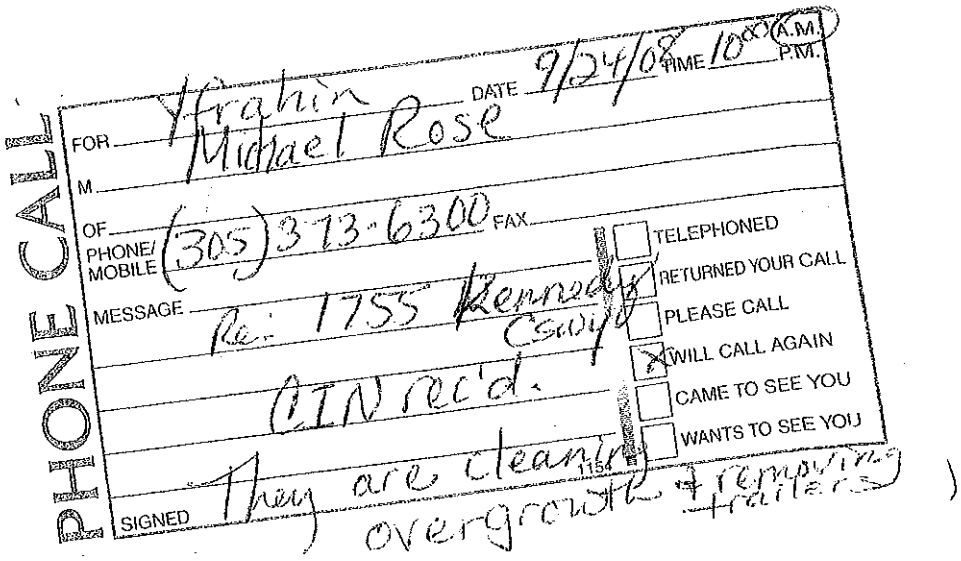
* Sender: Please print your name, address, and ZIP+4 in this box *

CITY OF NORTH BAY VILLAGE
1666 KENNEDY CAUSEWAY, SUITE 700
NORTH BAY VILLAGE, FL 33141

13A(169)

CE

PHONE CALL



FOR Yfrahin DATE 9/24/08 TIME 10:00 A.M. P.M.

M Michael Rose

OF

PHONE/MOBILE (305) 373-6300 FAX

MESSAGE Re: 1755 Kennedy Cswy

CIN rec'd.

SIGNED They are cleaning overgrowth & removing trailers

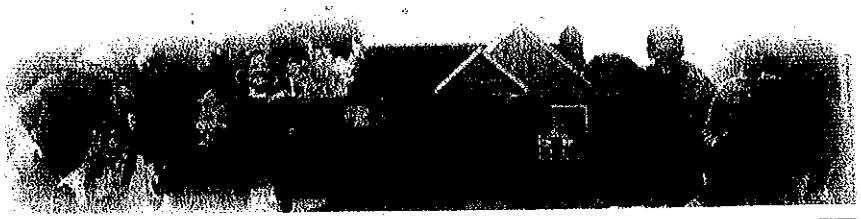
- [ ] TELEPHONED
- [x] RETURNED YOUR CALL
- [ ] PLEASE CALL
- [x] WILL CALL AGAIN
- [ ] CAME TO SEE YOU
- [ ] WANTS TO SEE YOU

9/29/08 observed violations (Trailers, overgrowth & at continue). will contact P.O for compliance date.

Y.R

13A (170)

My Home



miamidade.gov

ACTIVE TOOL: SELECT

MIAMI-DADE

Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Summary Details:

Folio No.:	23-3209-000-0110
Property:	1755 79 ST CSWY
Mailing Address:	NORTH BAY VLGE INVEST TRU LLC 150 W FLAGLER ST STE 1525 MIAMI FL 33130-1557

Property Information:

Primary Zone:	6000 COMMERCIAL: DANCE HALLS
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	60,900 SQ FT
Year Built:	1945
Legal Description:	9 53 42 E300FT OF W1800FT OF TREA IS LYING N OF 79 ST CSEWY PER DB 4117-513 LOT SIZE 300.000 X 203 COC 26353-4380 04 2008 3

Sale Information:

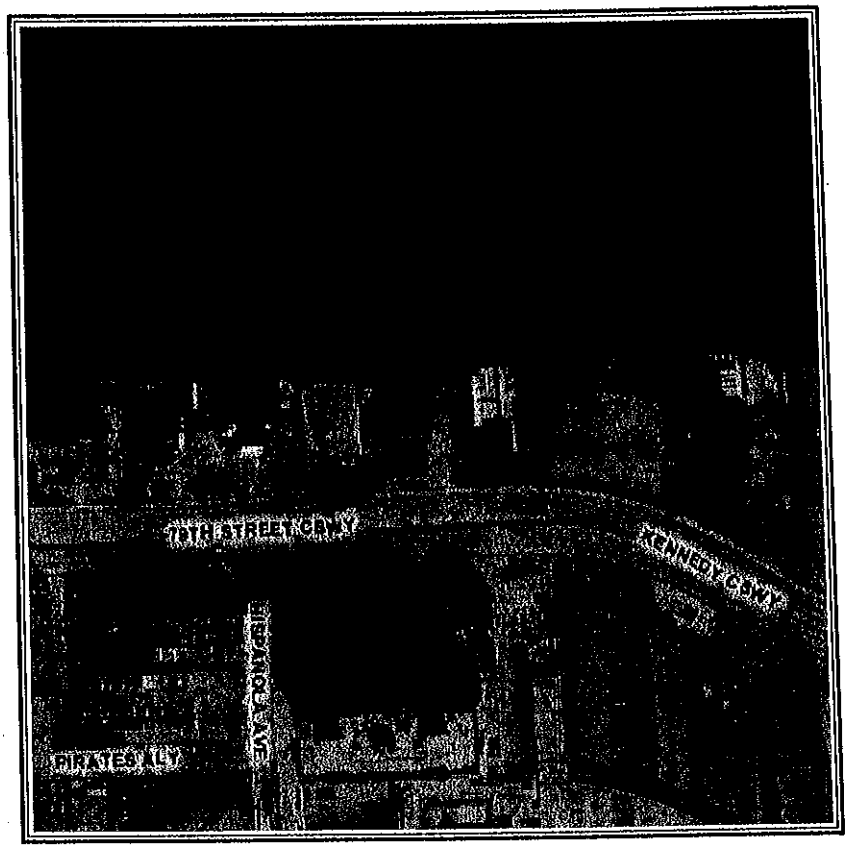
Sale O/R:	24533-1989
Sale Date:	4/2006
Sale Amount:	$11,250,000

Assessment Information:

Year:	2008	2007
Land Value:	$7,612,500	$9,378,600
Building Value:	$30,355	$30,355
Market Value:	$7,642,855	$9,408,955
Assessed Value:	$7,642,855	$9,408,955

Taxable Value Information:

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/ $7,642,855	$0/ $9,408,955
County:	$0/ $7,642,855	$0/ $9,408,955
City:	$0/ $7,642,855	$0/ $9,408,955
School Board:	$0/	$0/



Digital Orthophotography - 2007

0 —— 119 ft

Legend

- Property Boundary
- Selected Property
- Street
- Highway
- Miami-Dad County
- Water

N W E S

My Home | Property Information | Property Taxes | My Neighborhood | Property Appraiser

Home | Using Our Site | About | Phone Directory | Privacy | Disclaimer

If you experience technical difficulties with the Property Information application, or wish to send us your comments, questions or suggestions please email us at Webmaster.

Web Site
© 2002 Miami-Dade County.
All rights reserved.

overgrowth

13A(171)

	$7,642,855	$9,408,955

Additional Information:

Click here to see more information for this property:
Community Development District
Community Redevelopment Area
Empowerment Zone
Enterprise Zone
Land Use
Urban Development Boundary
Zoning
Non-Ad Valorem Assessments

13A (172)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

North Bay Village Invtmt, LLC Trust
150 West Flagler St. #1525
Miami, FL
33130

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) M MAS | C. Date of Delivery 12/29/08

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 2760 0001 0673 2821

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.32

Postmark Here

(2) #1493/1386

Sent To: N. Bay Village Invtmt Trust, LLC
Street, Apt. No., or PO Box No.: 150 West Flagler St. #1525
City, State, ZIP+4: Miami FL 33130

PS Form 3800, August 2006 See Reverse for Instructions

7006 2760 0001 0673 2821

13A(173)

UNITED STATES POSTAL SERVICE

First-Class Mr
Postage & Fe aid
USPS
Permit No. G-10

* Sender: Please print your name, address, and ZIP+4 in this box *

CITY OF NORTH BAY VILLAGE
1666 KENNEDY CAUSEWAY, SUITE 700
NORTH BAY VILLAGE, FL 33141

1755 79th Street (D)

13A(174)

CITY OF NO[illegible] BAY VILLAGE
UNIFORM CIVIL CITATION NOTIC[illegible] No. 1[illegible]

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
12/22/08	8:15 ( ) AM (X) PM	Y. Rodriguez	☐ Yes ☒ No

Name of Violator(s): North Bay Village c/o Interfaith Trust Inc. c/o: Michael Rosenberg

Folio #23-3209-000-0110

Courtesy Civil Infraction Notice Issued ( ) Yes ( ) No

Mailing Address: 150 West Edgewater Street Ste 150 Miami, FL 33130

This notice summons you to answer the complaint that on 12/22/08 (date) at 7:30 PM (time) you committed a violation of Section 94.02(A)(3) of the Code of the City of North Bay Village, FL to wit: Unlawful dumping junk & trash from vacant property to wit: Miscellaneous trash, dirt, bicycles, etc

at 175 (location of violation) West 0500

Corrective action: Remove remaining junk & trash, and dirt mounds.

You Shall:

1. Pay the Civil Penalty of $ 200.00 on or before 1/21/09 **AND** correct the above violation on or before 1/11/09;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 1/11/09

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

THIS CIVIL PENALTY IS INITIALLY A ONE TIME FINE, HOWEVER, EACH DAY OF CONTINUED VIOLATION AFTER THE TIME PERIOD FOR CORRECTION SHALL BE DEEMED A CONTINUING VIOLATION. FOR EACH DAY THE VIOLATION CONTINUES AFTER THE TIME PERIOD FOR CORRECTION HAS RUN, AN ADDITIONAL PENALTY IN THE SAME AMOUNT AS THE FINE FOR THE ORIGINAL VIOLATION SHALL BE ADDED.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR	DATE	SERVICE: PERSONAL ( ) MAIL ( ) POSTING ( )
Y. Rodriguez	305-756-7171	12/22/08
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE

13A(175)

CITY OF NORTH BAY VILLAGE
UNIFORM CIVIL CITATION NOTICE No. 1506

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
12/22/08	8:00 ( )AM (✓)PM	Y. Rodriguez	☐ Yes ☑ No

Name of Violator(s): North Bay Village Investment Trust, LLC c/o: Michael Rose-McGill

Folio #23-3209-000-0110

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 West Flagler Street Ste 1525 Miami Fl. 33130

This notice summons you to answer the complaint that on 12/22/08 (date) at 7:30 pm (time) you committed a violation of Section 94.021(a)(1) of the Code of the City of North Bay Village, FL to wit: Failure to perform required lot maintenance. To wit: overgrowth of grass & weeds over 8 inch in height.

at: 1755-79 St CSWY (location of violation)

Corrective action: Cut/clear overgrowth of grass and weeds from property.

You Shall:

1. Pay the Civil Penalty of $200.00 on or before 1/21/09 AND correct the above violation on or before 1/11/09;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 1/11/09.

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

THIS CIVIL PENALTY IS INITIALLY A ONE TIME FINE, HOWEVER, EACH DAY OF CONTINUED VIOLATION AFTER THE TIME PERIOD FOR CORRECTION SHALL BE DEEMED A CONTINUING VIOLATION. FOR EACH DAY THE VIOLATION CONTINUES AFTER THE TIME PERIOD FOR CORRECTION HAS RUN, AN ADDITIONAL PENALTY IN THE SAME AMOUNT AS THE FINE FOR THE ORIGINAL VIOLATION SHALL BE ADDED.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR	DATE	SERVICE: PERSONAL ( ) MAIL (✓) POSTING ( )
Y. Rodriguez	305-756-7171	
CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE

13A(176)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

North Bay Village Invtmt, LLC Trust
150 West Flagler St. #1525
Miami, FL
33130

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature]
☐ Agent
☐ Addressee

B. Received by (*Printed Name*)
[signature]

C. Date of Delivery
12/22/08

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Article Number
(*Transfer from service label*) 7006 2760 0001 0673 2821

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

13A(177)

CITY OF NO. BAY VILLAGE

UNIFORM CIVIL CITATION NOTICE No. 1493

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
12/22/09	8:15 ( )AM (✓)PM	U. Alvarez	( ) Yes (✓) No

Name of Violator(s): North Bay Village Housing Authority c/o: Rinaldo Rosario

Folio #23-3209- 000 010

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 West Flagler Street Ste 1524 Miami, FL 33130

This notice summons you to answer the complaint that on 12/22/09 (date) at 7:45pm (time) you committed a violation of Section 9A-2(A)(5) of the Code of the City of North Bay Village, FL to wit: Unkempt conditions in violation of Section 9A-2(A)(5) to wit: Missing and broken fascia, soffit, and gutters

at: (location of violation) 7900 Bay Drive

Corrective action: Remove remaining fascia board and put gutters back up

You Shall:

1. Pay the Civil Penalty of $ 200.00 on or before 1/21/10 AND correct the above violation on or before 1/21/10;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 1/4/10

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

IF YOU FAIL TO PAY THE CIVIL PENALTY WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO APPEAL THE FINE WITHIN 20 CALENDAR DAYS FROM SERVICE OF THE CIVIL CITATION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A LIEN MAY BE RECORDED AGAINST THE PROPERTY AND THE CITATION MAY BE ENFORCED BY INITIATING AN ENFORCEMENT ACTION IN COUNTY COURT.

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I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL ( ) MAIL (✓) POSTING ( )

VIOLATOR	DATE	

CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE
U. Alvarez	305-756-7171	12/22/09

13A128

UNIFORM CIVIL CITATION NOTICE No. 1494

Date Issued:	Time Issued:	City of North Bay Village Chap. 153 Code Enforcement Officer (name)	Repeat Violation:
12/22/09	7:30 ( )AM (✓)PM	U. Alvarez	( ) Yes (✓) No

Name of Violator(s): North Bay Village Housing Authority c/o: Rinaldo Rosario

Folio #23-3209- 000 - 010

Courtesy Civil Infraction Notice Issued (✓) Yes ( ) No

Mailing Address: 150 West Flagler Street Ste 1524 Miami, FL 33130

This notice summons you to answer the complaint that on 12/22/09 (date) at 7:45pm (time) you committed a violation of Section 9A-2(A)(5) of the Code of the City of North Bay Village, FL to wit: Failure to perform required lot maintenance. To wit: gutters and fascia are broken and missing

at: (location of violation)

Corrective action: Restore gutters and fascia as required by Ordinance

You Shall:

1. Pay the Civil Penalty of $ 200.00 on or before 1/21/09 AND correct the above violation on or before 1/21/09;

OR

2. Request an Administrative Appeal before a Special Master to Appeal the decision of the Code Enforcement Officer on or before 1/4/09

(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

IF A PERSON ELECTS TO APPEAL THE CITATION A PENALTY OF UP TO $500.00 PER DAY MAY BE IMPOSED UPON A DETERMINATION THAT A VIOLATION WAS COMMITTED.

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I ACKNOWLEDGE RECEIPT OF THIS CIVIL CITATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL ( ) MAIL (✓) POSTING ( )

VIOLATOR	DATE	

CODE INSPECTOR SIGNATURE	PHONE NUMBER	DATE
U. Alvarez	305-756-7171	

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

NORTH BAY VILLAGE INVESTMENT TRUST, LLC

Filing Information

Document Number	L07000034898
FEI Number	NONE
Date Filed	04/02/2007
State	FL
Status	ACTIVE
Effective Date	04/02/2007

Principal Address

150 WEST FLAGLER STREET
SUITE 1525
MIAMI FL 33130

Mailing Address

150 WEST FLAGLER STREET
SUITE 1525
MIAMI FL 33130

Registered Agent Name & Address

ROSE, MICHAEL I
150 WEST FLAGLER STREET
SUITE 1525
MIAMI FL 33130 US

Manager/Member Detail

Name & Address

Title MGRM

ROSE, MICHAEL I
150 WEST FLAGLER STREET, #1525
MIAMI FL 33130

Title MGRM

KALB, STUART R
150 WEST FLAGLER STREET, #1525

13A(179)

MIAMI FL 33130

Annual Reports

Report Year	Filed Date
2008	04/21/2008

Document Images

04/21/2008 -- ANNUAL REPORT View image in PDF format

04/02/2007 -- Florida Limited Liability View image in PDF format

Note: This is not official record. See documents if question or conflict.

Previous on List Next on List Return To List

No Events No Name History

Entity Name

Copyright and Privacy Policies
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13A(180)

NO
DOCUMENTS
IN
2007

13A(181)

2006

13A(182)

CFN 2006R0765280 OR BK 24725 Pg 1719; (1pg)
RECORDED 07/17/2006 09:39:59
HARVEY RUVIN, CLERK OF COURT, MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

CIRCUIT COURT OF THE 11TH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO.:

06-13776 CA 22

STEPHEN MILLER

Plaintiff,

v.

ELI HADAD,

Defendant

_____/

NOTICE OF LIS PENDENS

TO DEFENDANT ELI HADAD, AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED of the institution of this action by the above named Plaintiff, against you seeking to foreclose a mortgage on the following Property located in Miami-Dade County, Florida:

Lot 7, Block 8, Eastern Shores First Edition, according to the Plat thereof, as recorded in Plat Book 65, Page 39, of the Public Records of Miami-Dade County, Florida.

DATED this 14th day of July, 2006

Respectfully submitted,

KLUGER, PERETZ, KAPLAN & BERLIN, P.L.
Attorneys for Plaintiff
Miami Center, Seventeenth Floor
201 South Biscayne Boulevard
Miami, Florida 33131
Telephone: (305) 379-9000
Facsimile: (305) 379-3428

By: _____
Tom J. Manos
Fla. Bar No. 174262
tmanos@kpkb.com

13A (183)

CIRCUIT COURT OF THE 11TH
JUDICIAL CIRCUIT IN AND FOR
MIAMI-DADE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO.: 06-13776 CA 22

STEPHEN MILLER

Plaintiff,

v.

ELI HADAD,

Defendant
_____/

ORDER APPOINTING RECEIVER

THIS CAUSE came on before the Court upon the Plaintiffs' *Verified* Motion for Appointment of Receiver, and the Court having reviewed the Motion, and being otherwise fully advised in the premises, the Court finds that:

1. Plaintiff, Stephen Miller, holds an unsatisfied judgment in this matter.

2. That appointing a Receiver in this case would be a less drastic remedy than having the Sheriff dismantle and sell the assets of the businesses owned and controlled by the Defendant.

3. That this is a post-judgment Receivership authorized pursuant to Florida Statutes §§ 56.10 and 56.29(9). See, *Warshall v. Price 617 So 2d 751 (Fla 4th DCA 1993).*

Accordingly, it is **ORDERED and ADJUDGED** that:

1. Plaintiff's Motion for Appointment of Receiver be and same is hereby granted.

2. **Appointment.** Alan Goldberg is hereby appointed as Receiver (the "Receiver") in this matter and shall immediately take control of all of Defendant's assets and business interests,

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expenses of the Businesses wholly owned or controlled by the Defendant, upon and after Court approval or upon the written mutual stipulation of the Plaintiff and the Defendant.

i. **Records.** Receiver shall maintain a comprehensive system of office records, books, and accounts concerning the operation of the Businesses wholly owned or controlled by the Defendant. Upon reasonable notice, and at all reasonable times, Plaintiff and Defendant, and their respective agents, attorneys and other representatives shall have reasonable access to such records, accounts and books and to all vouchers, files, and all other material pertaining to the operation of the Businesses wholly owned, operated or controlled by the Defendant, all of which the Receiver agrees to keep safe, available and separate from any records not having to do with the operation of the Project.

j. **Legal Requirements.** The Receiver shall ensure that all aspect of the Businesses wholly owned, operated or controlled by the Defendant, and their operation and management, comply with any and all laws, regulations, orders or requirements affecting them and the Properties owned by them issued by any federal, state, county or municipal authority having jurisdiction thereover.

k. **No Waste.** The Receiver shall not suffer, cause or permit: (i) any removal of any real or personal property owned or leased by the Business wholly owned or controlled by the Defendant; or (ii) any waste of the Receivership Business or any of the components thereof.

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Receiver is authorized to pay from the Businesses' funds, eighty percent (80%) of the standard fees and one hundred percent (100%) of the costs of such Outside Professionals upon receipt of a bill from the Outside Professional. The monthly twenty percent (20%) of fees withheld shall be subject to a final application to the Court for approval of all fees and expenses of such Outside Professional which shall include the twenty percent (20%) of fees withheld. Consistent with this paragraph, Outside Professionals shall make quarterly fee applications to the Court with a final fee application to the Court at the conclusion of the case. In addition to the foregoing, said Outside Professionals shall also be entitled to an enhancement based upon results achieved, subject to Court approval.

13. **Jurisdiction.** The Court shall retain jurisdiction of this matter for all purposes.

DONE AND ORDERED in Chambers at Miami-Dade County, Florida this 15th day of April, 2008.

CIRCUIT COURT JUDGE
Judge Gill S. Freeman

Copies furnished:

Counsel of Record
Eli Hadad, Defendant

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CITY OF NORTH BAY VILLAGE
CODE ENFORCEMENT DEPARTMENT
COURTESY NOTICE TO RESIDENT

Name: _____

Address: _____

- ☐ You must bag loose leaves and/or bundle yard trash. Ord. 94.10(C)
- ☐ Construction debris must be removed by contractor or carried to dumpsite by owner. Ord. 94.12
- ☐ Tree trimmings must be cut to 3 ft. sections. Ord. 94.10 (D)
- ☐ Lot, parcel or tract requires upkeep/maintenance.Ord. 94.021(A)
- ☐ Commercial vehicle can not be parked in residential neighborhood for more than 2 hours from 7 a.m. and 6:00 p.m. or any time between 6:00 p.m. and 7:00 a.m. Ord. 152.041(C)(2)
- ☐ Storage, sale or repair of vehicles in any off-street residential parking is not permitted. Ord. 152.041(C)(1)
- ☐ Trash cannot be deposited on public property. Ord 94.02
- ☐ Other:

Section: _____of the City of North Bay Village Code of Ordinances

_____

_____

_____

Please comply by: _____ to avoid fine.

Please help our community continue to improve.

Thank you for your cooperation.

Observing Officer: _____
(Signature)

_____
(Print Name)

Date: _____

13H(188) Time: _____

Should you have any questions or comments, please call: 305/754 6740

City of North Bay Village
Code Enforcement Department
7903 East Drive