



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: July 11, 2016

CASE NO.: 16-5119

BUILDING ADDRESS: 540 Biltmore Way

FOLIO NUMBER: 03-4117-008-1380

OWNER: Adams Management USA, LTD

USE: Commercial Property

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2015

DESCRIPTION AND DEFECTS OF BUILDING: The Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

4/20/15 Letter from the City advising of 40/10 Year Recertification required
6/22/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

TO DATE THE OWNER HAS NOT: Submitted the Recertification Report and/or letter from the Architect or Engineer requesting recertification for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: a) Submit the 40/10 Year Recertification Report prepared by a licensed Architect or Engineer within ninety (90) days of the Board's Order. b) \$250 daily fine be imposed if property is not recertified within the ninety (90) day deadline.

PERMIT ACTIVITY: None related to the structure's recertification.

Presented by: Virginia Goizueta, Building Services Coordinator, City of Coral Gables



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/21/

Property Information	
Folio:	03-4117-008-1380
Property Address:	540 BILTMORE WAY Coral Gables, FL 33134-5720
Owner	ADAMS MANAGEMENT USA LTD
Mailing Address	540 BILTMORE WAY CORAL GABLES, FL 33134-5720
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	7,672 Sq.Ft
Lot Size	6,000 Sq.Ft
Year Built	1975



Assessment Information			
Year	2016	2015	2014
Land Value	\$660,000	\$660,000	\$660,000
Building Value	\$1,074,080	\$1,074,080	\$1,074,080
XF Value	\$0	\$0	\$0
Market Value	\$1,734,080	\$1,734,080	\$1,734,080
Assessed Value	\$1,734,080	\$1,734,080	\$1,734,080

Benefits Information				
Benefit	Type	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
CORAL GABLES BILTMORE SEC PB 20-28 LOTS 16 & 17 BLK 7 LOT SIZE 6000 SQ FT OR 21063-1419 0203 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	
Taxable Value	\$1,734,080	\$1,734,080	\$1,734
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$1,734,080	\$1,734,080	\$1,734
City			
Exemption Value	\$0	\$0	
Taxable Value	\$1,734,080	\$1,734,080	\$1,734
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$1,734,080	\$1,734,080	\$1,734

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/2003	\$1,950,000	21063-1419	Sales which are qualified
07/01/2000	\$1,357,000	19229-3189	Sales which are qualified
09/01/1991	\$850,000	15181-2679	Sales which are qualified

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

Version:

CITY'S

EXHIBIT 1



540 Biltmore Way



Home Citizen Services Business Services Back to Coral Gables.com

Logon Help Contact

Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-15-08-4116	08/04/2015	540 BILTMORE WAY	BOA COMPLETE (LESS THAN \$75,000)	ALUMINUM RAILING \$2,400	final	08/04/2015	10/28/2015	0.00
BL-08-08-0338	08/06/2008	540 BILTMORE WAY	ROOF / LIGHT WEIGHT CONC	RE ROOF FLAT, GAF MATERIAL CORPORATION, GAF CONVENTIONAL BUILT-UP ROOF SYSTEM \$59.400	final	08/06/2008	09/19/2008	0.00
BL-15-08-4729	08/17/2015	540 BILTMORE WAY	INT / EXT ALTERATIONS	ALUMINUM RAILING \$2,400	final	09/03/2015	10/28/2015	0.00
BL-16-02-3055	02/29/2016	540 BILTMORE WAY	MISCELLANEOUS WORK	REMOVE AND REPAIR SOFFIT WITH NEW SHEATING \$2,000	issued	04/12/2016		0.00
CE-12-05-8479	05/16/2012	540 BILTMORE WAY	CODE ENF WARNING PROCESS	WT9724 5-1902 (D1)ZONING CODE (SVB) MAINTAINING A SIGN AFTER TENANT HAS VACATED THE PREMISES. REMOVE, PATCH, & OR PAINT AS NEEDED.	final	05/16/2012	05/16/2012	0.00
EL-15-05-4414	05/04/2015	540 BILTMORE WAY	STREAMLINED LOW VOLTAGE ALARM PERMIT	STREAMLINED LOW VOLTAGE ALARM PERMIT \$300	final	05/04/2015	11/04/2015	0.00
EL-15-10-4890	10/12/2015	540 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPAIR SERVICE FOR 40 YR SERVICE \$1,500	final	10/14/2015	04/13/2016	0.00
PU-15-06-5805	06/24/2015	540 BILTMORE WAY	PUBLIC RECORDS SEARCH	REQ COPY OF DRAWINGS	final	06/24/2015	06/24/2015	0.00
RC-16-06-7494	06/21/2016	540 BILTMORE WAY	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5119 AND UNSAFE STRUCTURES FEE	approved			980.63
UP-16-02-3056	02/29/2016	540 BILTMORE WAY	UPFRONT FEE	UPFRONT FEE FOR BL-16-02-3055 REMOVE	final	02/29/2016	02/29/2016	0.00

CITY'S

EXHIBIT

2

ZN-15-07-4849	07/10/2015	540 BILTMORE WAY	PAIN / RESURFACE FL / CLEAN	AND REPAIR SOFFIT WITH NEW SHEATING \$2,000 PRESSURE CLEAN & PAINT EXTERIOR WALLS (BM920)- LT. YELLOW \$1,600	final	07/10/2015	11/25/2015	0.00
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The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



City of Coral Gables
Fire Department
Fire Prevention Division
 2815 Salzedo Street, Coral Gables, FL 33134
 Fax (305) 460-5598


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

Occupant Name:	Adams & Adams	Inspection Date:	3/2/2016
Address:	540 Biltmore Way	Inspection Type:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Johnathan Ralph 3054605563
Suite:		Occ. Sq. Ft.:	1950

No violations noted at this time.

Company Representative: 
 Signature valid only in mobile-eye documents

maggie
3/2/2016

Inspector: 
 Signature valid only in mobile-eye documents

Johnathan Ralph
3/2/2016



The City of Coral Gables

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

4/20/2015

VIA CERTIFIED MAIL

ADAMS MANAGEMENT USA LTD
540 BILTMORE WAY
CORAL GABLES, FL 33134-5720

RE: 540 BILTMORE WAY, Coral Gables, Florida
FOLIO # 03-4117-008-1380
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1975.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

In the event repairs or modifications are found to be necessary resulting from the recertification inspection, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter for the owner to obtain the necessary permits and perform the repairs. Recertification will take place once a revised Report is submitted and all required permits are closed.

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

[Handwritten signature]

Peter J. Iglesias, P.E.
Building Official

CITY'S Composite
EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5119

vs.

ADAMS MANAGEMENT USA, LTD
2701 Ponce de Leon Boulevard, Suite 302
Coral Gables, Florida 33134-6020

Return receipt number:

91 7108 2133 3932 7177 0318

Respondent.

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

Date: June 22, 2016

Re: **540 Biltmore Way**, Coral Gables, Florida 33134-5720 and legally described as Lots 16 & 17, Block 7, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-1380 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on July 11, 2016, at 2:00 p.m.

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

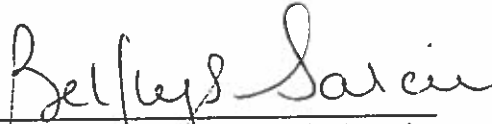
If the Required Action is not completed before the above hearing date, the Building Official may order

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

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

Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

ADA Assistance: The City complies with the provisions of the Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.

C:
Adams Management USA, LTD, c/o John C. Adams, 540 Biltmore Way, Coral Gables, Florida 33134-5720

540 Biltmore Way

Wells & Wells

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

CITY OF CORAL GABLES, Petitioner. Case No. 16-5119

vs.

ADAMS MANAGEMENT USA, LTD. Return receipt number:
2701 Ponce de Leon Boulevard, Suite 202
Coral Gables, Florida 33134-6020 **75 7306 2333 3782 7177 0338**

Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RE-CERTIFY
AND NOTICE OF HEARING.**

Date: June 22, 2016

Re: **540 Biltmore Way**, Coral Gables, Florida 33134-6020 and legally described as Lots 26 & 17, Block 7, of CORAL GABLES III TRAIL ELECTION, according to the Plat thereof, as recorded in Plat Book 26, Page 24, of the Public Records of Miami-Dade County, Florida, and having file number 03-4117-009-1310 (Property).

The City of Coral Gables ("City") Building Official has suspended the records relating to the Structure, as mentioned in the Article III, Chapter 805 of the City Code, pertaining to unsafe structures, and Section 9-11 of the Miami-Dade County Code, as applicable to the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is prohibited inside premises by Sections 100-1.8(a)(1) of the City Code for failure to comply with the maintenance and rehabilitation requirements of the Florida Building Code of Section 611 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on July 11, 2016, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may provide and question witnesses and evidence. However, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard on your behalf. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for assistance must be made as written in English to the Hearing Services for the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134. hearing@cityofcorgables.com, (305) 460-3229.

If the Required Action is not completed before the above hearing date, the Building Official may order

NO SOLICITING

ADAMS & ADAMS, P.A.
ATTORNEYS AT LAW

Wells & Wells, P.A.

**NO SOLICITING
NO VENDEDORES**

540



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5119

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 540 Biltmore Way, ON 6-22-16
AT 9:00 a.m.

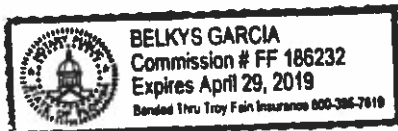
EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 22nd day of June, in
the year 20 16, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

21063PG1419

This Document Prepared By and Return to:
JONATHAN R. RUBIN
MILLENNIUM TITLE COMPANY
536 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

03R138279 2003 FEB 27 13:59

Parcel ID Number: 03-4117-008-1380

Grantee #1 TIN:

Grantee #2 TIN:

DOCSTPDEE 11,700.00 SURTY 8,775.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

Warranty Deed

This Indenture, Made this 18th day of February, 2003 AD. Between
PINNACLE PROPERTY MANAGEMENT, LLC, a Florida limited liability company

of the County of Miami-Dade, State of Florida, grantor, and
ADAMS MANAGEMENT USA, LTD., a Florida Limited Partnership

whose address is: 2701 Ponce De Leon Blvd., Suite 302, Coral Gables, Florida
33134

of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Miami-Dade, State of Florida to wit:

Lot 16 and 17, Block 7, of CORAL GABLES BILTMORE SECTION, according to
the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public
Records of Miami-Dade County, Florida.

RECORDED IN ORIGINAL RECORDS BOOK
OF DADE COUNTY FLORIDA
RECORD NUMBER
HARVEY RUVIN
CLERK CIRCUIT COURT

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

PINNACLE PROPERTY MANAGEMENT, LLC,
a Florida limited liability company

[Signature]
Printed Name: Maria Cristina Menic
Witness

By: [Signature] (Seal)
JONATHAN R. RUBIN
Managing Member
P.O. Address: 536 Biltmore Way, CORAL GABLES, FL 33134

[Signature]
Printed Name: Manuel L. Crespo
Witness

By: [Signature] (Seal)
ANDREW CUEVAS, Managing Member
P.O. Address: 536 Biltmore Way, CORAL GABLES, FL 33134

(Corporate Seal)

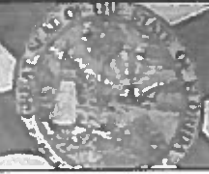
STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 18th day of February, 2003 by
JONATHAN R. RUBIN, Managing Member and ANDREW CUEVAS, Managing Member
of PINNACLE PROPERTY MANAGEMENT, LLC, a Florida limited liability
company

who are personally known to me or who have produced their Florida driver's license as identification.

Jonathan Rubin's
PL DL 4 R150-420-61-096-0
Andrew Cuevas'
PL DL 4 C120-000-65-328-0





Detail by Entity Name

Florida Limited Partnership

ADAMS MANAGEMENT USA, LTD.

Filing Information

Document Number	A03000000166
FEI/EIN Number	81-0594759
Date Filed	02/03/2003
State	FL
Status	ACTIVE
Last Event	CONTRIBUTION CHANGE
Event Date Filed	12/20/2004
Event Effective Date	NONE

Principal Address

540 BILTMORE WAY
CORAL GABLES, FL 33134

Changed: 12/20/2004

Mailing Address

540 BILTMORE WAY
CORAL GABLES, FL 33134

Changed: 12/20/2004

Registered Agent Name & Address

ADAMS, JOHN C
540 BILTMORE WAY
CORAL GABLES, FL 33134

Address Changed: 02/10/2005

General Partner Detail

Name & Address

Document Number P03000012440

ADAMS MANAGEMENT USA, INC.
540 BILTMORE WAY
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2014	01/07/2014
2015	01/14/2015
2016	04/14/2016

Document Images

<u>04/14/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/14/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/07/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/22/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/04/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/04/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/26/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/06/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/10/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/20/2004 -- REINSTATEMENT</u>	View image in PDF format
<u>12/20/2004 -- Contribution Change</u>	View image in PDF format
<u>02/04/2003 -- Domestic LP</u>	View image in PDF format

D19056359 2001 FEB 05 15:32

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, the undersigned PINNACLE PROPERTY MANAGEMENT, L.L.C. is/are the fee simple owner(s) of the following described property situated and being in the City of Coral Gables, Florida:

Lot(s) 16 & 17 Block 7 of CORAL GABLES BILTMORE SECTION Subdivision, according to the plat thereof, as recorded in Plat Book 20 Page 28 of the Public Records of Dade County, Florida, and

WHEREAS, it is the desire of the undersigned to encroach over the public right-of-way at 536, 538 & 540 BILTMORE WAY with sign(s) and in order to induce the City of Coral Gables to issue a permit for said sign, the undersigned agree(s) to (1) maintain the sign(s) in good repair at all times; (2) save the City harmless and; (3) furnish the City with a policy or certificate of insurance coverage in the minimum limits of \$300,000 each person and \$300,00 each occurrence for the bodily injury and \$250,000 each occurrence on property damage or \$300,000 single limit coverage and naming the city as co-insured under such policy.

NOW, THEREOF, for good and valuable consideration, the undersigned do(es) hereby declare that he/she will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

FURTHER, the undersigned declare(s) that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, his/her successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinance of said City then in effect.

IN WITNESS WHEREOF, the undersigned has/have caused our hand(s) and seal(s) to be affixed hereto on this 19 day of November, 19 2000.

WITNESS(ES)

OWNER(S) PINNACLE PROPERTY MANAGEMENT, L.L.C.
Andrew Cuevas, Manager

Jonathan R. Rubin
Sign above and print name here Jonathan R. Rubin

Barbara C. Feffer
Sign above and print name here Barbara C. Feffer

Andrew Cuevas
Sign above and print name here Andrew Cuevas

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY that on this day personally appeared before me Andrew Cuevas who is personally known to me or has produced R150420612960 (type of identification) as identification and he/she acknowledge that he/she executed the foregoing, freely and voluntarily, for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me on this 19th day of November, 19 2000

My commission expires:

Barbara C. Feffer
NOTARY PUBLIC STATE OF FLORIDA
BARBARA C. FEFFER
COMMISSION NUMBER
CC 78872
MY COMMISSION EXPIRES
DEC. 8, 2002

PREPARED BY:

Jonathan R. Rubin, Esq.
536 Biltmore Way
Coral Gables, Florida 33134

APPROVED AS TO FORM

Elizabeth M. Hernandez, City Attorney

*Deal OK
#5078*

SIGN COVENANT

Sept 14 1993
DATE MICROFILMED

COURTHOUSE TOWER
LOCATION

Ureolo Chales
CAMERA OPERATOR
DEPUTY CLERK, CIRCUIT COURT

JUL 26 1993

OFF. REC. 16054 P0611

1993 SEP 14 15:25
RR 454158

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned Florida Finance & Export Company is/ are the fee simple owners(s) of the following described property situate and being in the city of Coral Gables, Florida:

Lot(s) Coral Gables Biltmore Section
Blocks 7 of 16 & 17 Subdivision according to the
plat thereof, as recorded in Plat Book 28 at Page 28 of the
Public Records of Dade County, Florida, and

WHEREAS, it is the desire of the undersigned to encroach over the public right-of way at 538 Biltmore Way with Sign(s) and in order to induce the City of Coral Gables to issue a permit for said sign(s) The undersigned agree(s) to (1) maintain the sign(s) in good repair at all times; (2) save the City harmless and; (3) furnish the City with a policy or certificate of insurance coverage in the minimum limits of \$300,000 each person and \$300,000 each occurrence for the bodily injury and \$250,000 each occurrence on property damage or \$300,000 single limit coverage and naming the City as co-insured under such policy.

NOW, THEREFORE, for good and valuable consideration, the undersigned do(s) hereby declare that we will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all of the terms and conditions set forth herein.

FURTHER, the undersigned declare(s) that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, our successors and assigns.

IN WITNESS WHEREOF, the undersigned has have caused his hand(s) and seal(s) to be affixed hereto on this 5th day of August 1993.

Veronica Perreira
Witness

Veronica Perreira
Witness

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK OF DISTRICT COURT

[Signature]
Owner
Car Jimenez
OWNER

FD# J552-296-65 189-4
exp. 5/96 Do 8/89

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me Car Jimenez only and I acknowledged that he executed the foregoing, freely and voluntarily, for the purposes therein expressed.

SWORN TO and subscribed before me on this 5th day of August 1993

My commission expires
PREPARED BY:

Alice Diaz
NOTARY PUBLIC
APPROVED AS TO FORM

Alison Zambito

536 Biltmore Way

Coral Gables, FL 33134

SIGN COVENANT

James H. Peck II
ROBERT D. ZAHNER, CITY ATTORNEY

1993 P.03

OFF. REC. 16023P3572

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned Florida Finance & Export Company is/ are the fee simple owners(s) of the following described property situate and being in the city of Coral Gables, Florida: 93R409060 1993 AUG 12 1992

Lot(s) Coral Gables Biltmore Section
Blocks 7 of 16 & 17 Subdivision according to the plat thereof, as recorded in Plat Book 20 at Page 28 of the Public Records of Dade County, Florida, and

WHEREAS, it is the desire of the undersigned to encroach over the public right-of way at 540 Biltmore Way with Sign(s) and in order to induce the City of Coral Gables to issue a permit for said sign(s) The undersigned agree(s) to (1) maintain the sign(s) in good repair at all times; (2) save the City harmless and; (3) furnish the City with a policy or certificate of insurance coverage in the minimum limits of \$300,000 each person and \$300,000 each occurrence for the bodily injury and \$250,000 each occurrence on property damage or \$300,000 single limit coverage and naming the City as co-insured under such policy.

NOW, THEREFORE, for good and valuable consideration, the undersigned do(s) hereby declare that we will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all of the terms and conditions set forth herein.

FURTHER, the undersigned declare(s) that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, our successors and assigns.

IN WITNESS WHEREOF, the undersigned has /have caused hand(s) and seal(s) to be affixed hereto on this 11 day of 11 1992

Harvey Ruyin
Witness
May 11, 1992

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
HARVEY RUYIN
CLERK CIRCUIT COURT

Owner

Owner



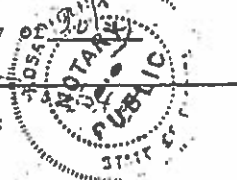
STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me and acknowledged that executed the foregoing, freely and voluntarily, for the purposes therein expressed.

SWORN TO and subscribed before me on this 11 day of 11 1992

My commission expires
PREPARED BY:
NOTARY PUBLIC, STATE OF FLORIDA,
MY COMMISSION EXPIRES: Feb 7, 1995.
BONDED THREE THOUSAND FIVE HUNDRED DOLLARS.

NOTARY PUBLIC
APPROVED AS TO FORM:



ROBERT D. ZAHNER, CITY ATTORNEY
Prepared by: Alison Zambito
536 Biltmore Way
Coral Gables, FL 33134

SIGN COVENANT

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