



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/21/2021

Property Information	
Folio:	03-4107-018-2040
Property Address:	4800 SW 8 ST Coral Gables, FL 33134-2523
Owner	WALDO TOYOS SUSANA S TOYOS
Mailing Address	PO BOX 142132 CORAL GABLES, FL 33114 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,331 Sq.Ft
Lot Size	12,944 Sq.Ft
Year Built	1971



Assessment Information			
Year	2021	2020	2019
Land Value	\$970,800	\$970,800	\$873,720
Building Value	\$188,628	\$10,000	\$184,200
XF Value	\$24,221	\$0	\$0
Market Value	\$1,183,649	\$980,800	\$1,057,920
Assessed Value	\$1,016,045	\$923,678	\$839,708

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$167,604	\$57,122	\$218,212

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

Short Legal Description	
CORAL GABLES GRANADA SEC REV	
PB 8-113	
LOTS 1 & 2 BLK 18	
LOT SIZE IRREGULAR	
OR 19482-1384 0101 5 (3)	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,016,045	\$923,678	\$839,708
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,183,649	\$980,800	\$1,057,920
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,016,045	\$923,678	\$839,708
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,016,045	\$923,678	\$839,708

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/19/2014	\$100	29204-3669	Corrective, tax or QCD; min consideration
03/01/2006	\$1,150,000	24340-0661	Sales which are qualified
06/01/2003	\$750,000	21454-0501	Deeds that include more than one parcel
10/01/1998	\$240,000	18317-4024	Other disqualified

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) 4800 SW 8 St

<u>Owners (Registered Agent address)</u>	<u>Judgment Lienholder (judgment address)</u>
Waldo Toyos Susana S. Toyos P.O. Box 142132 Coral Gables, FL 33114-2132	Sonia M. Blair, Inc. 2920 Segovia St Coral Gables, FL 33134-6535

CITY'S

EXHIBIT

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City of Coral Gables

ONLINE SERVICES

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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-21-08-8591	08/27/2021	4800 SW 8 ST	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1971)	pending			0.00
EL-19-11-4146	11/07/2019	4800 SW 8 ST	ELEC SIGNS	COMMERCIAL *ILLUMINATED WALL SIGNS(1) "DR REYTOR MEDICAL CENTER" \$1,200	final	07/01/2020	07/15/2020	0.00
BL-19-11-4139	11/07/2019	4800 SW 8 ST	SIGNS	COMMERCIAL *ILLUMINATED WALL SIGNS(1) "DR REYTOR MEDICAL CENTER" \$1,200	stop work	12/09/2019		0.00
AB-19-10-5806	10/30/2019	4800 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *ILLUMINATED WALL SIGNS(1) "DR REYTOR MEDICAL CENTER" \$1,200	issued	10/30/2019		0.00
DR-19-02-3451	02/07/2019	4800 SW 8 ST	DEVELOPMENT REVIEW COMMITTEE	CHANGE IN USE TO ALLOW A MEDICAL CLINIC ON AN EXISTING BUILDING LOCATED AT 4800 SW 8TH STREET.	issued	03/01/2019		0.00
EL-15-09-3918	09/09/2015	4800 SW 8 ST	ELEC SIGNS	ILLUMINATED WALL SIGN (MEDI STATION) ELECTRIC FOR SIGN	final	09/30/2015	12/21/2015	114.19
BL-15-09-3886	09/08/2015	4800 SW 8 ST	SIGNS	ILLUMINATED WALL SIGN (MEDI STATION) \$1,800	final	09/30/2015	12/21/2015	0.00
AB-15-09-3701	09/02/2015	4800 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN (MEDI STATION) \$1,800	final	09/02/2015	12/21/2015	0.00
ZN-15-07-4427	07/02/2015	4800 SW 8 ST	PAINT / RESURFACE FL / CLEAN	PRESURE CLEAN & PAINT EXT WHITE/STEEL BARS BLACK \$1,800 ***PREVIOUS PERMIT 93083227**	final	07/02/2015	08/13/2015	0.00
CE-14-12-4267	12/19/2014	4800 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/23/2014	12/23/2014	0.00
BL-13-06-1348	06/20/2013	4800 SW 8	ROOF / LIGHT	RE ROOF \$10,000	final	07/26/2013	09/05/2013	0.00

CITY'S

EXHIBIT

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		ST	WEIGHT CONC	SANTAFE SPANISH S MANSARD TILE				
AB-13-06-1255	06/19/2013	4800 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF SANTAFE ROOF TILE SPANISH S CLAY ROOF TILE \$10,000	final	06/19/2013	09/05/2013	0.00
CE-12-07-1452	06/26/2012	4800 SW 8 ST	CODE ENF WARNING PROCESS	WT VERBAL WARNING, MOVE WAIST MANG. DUMPSTER OFF OF RIGHT OF WAY. THEY MOVED THE DUMPSTER	final	06/26/2012	07/24/2012	0.00
RC-12-02-6676	02/07/2012	4800 SW 8 ST	BLDG RECERT / CRB	BUILDING RECERTIFICATION	final	02/07/2012	02/07/2012	0.00
BL-10-11-3039	11/04/2010	4800 SW 8 ST	SIGNS	SIGN (PRESALUD MEDICAL CENTER) \$800	final	11/29/2010	12/21/2010	0.00
AB-10-10-5870	10/29/2010	4800 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN (PRESALUD MEDICAL CENTER) \$800	final	11/02/2010	12/21/2010	0.00
PU-10-07-4850	07/22/2010	4800 SW 8 ST	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 99030396 CRM INV 010907	final	07/23/2010	07/23/2010	0.00

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



The City of Coral Gables

Building and Zoning Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

February 8, 2012

Gables Rental Unlimited, Inc.
837 Lorca Street
Coral Gables, FL 33134-2512

**LETTER OF BUILDING RECERTIFICATION
IN ACCORDANCE WITH SECTION 8-11(f) OF
THE CODE OF MIAMI-DADE COUNTY**

PROPERTY FOLIO: # 03-4107-018-2040
ADDRESS: 4800 SW 8 Street, Coral Gables, FL

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2011. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

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

Manuel Z. Lopez, P.E.
Building Official

P.O. Box 141549 CORAL GABLES, FLORIDA 33114-1549 PHONE (305) 460-5235

CITY'S

EXHIBIT

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The City of Coral Gables

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

2/8/2021

VIA CERTIFIED MAIL

WALDO TOYOS
SUSANA S TOYOS
PO BOX 142132
CORAL GABLES, FL 33114

7020 3160 0001 1022 3028

RE: 4800 SW 8 ST
FOLIO # 341070182040
Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in YEAR. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a revised Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

Failure to submit the required Report within the allowed time will result in declaring the structure unsafe and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

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

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70203160000110223028[Remove X](#)

Your item was delivered at 1:26 pm on February 16, 2021 in MIAMI, FL 33134.

 **Delivered**

February 16, 2021 at 1:26 pm
MIAMI, FL 33134

[Feedback](#)**Get Updates** 

Text & Email Updates

Tracking History

Product Information

See Less 

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Go to our [FAQs](#) section to find answers to your tracking questions.



The City of Coral Gables

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

7020 3160 0001 1021 8024

5/10/2021

WALDO TOYOS
SUSANA S TOYOS
PO BOX 142132
CORAL GABLES, FL. 33114

RE: 4800 SW 8 ST

FOLIO # 341070182040

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

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vggoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

Track Another Package +

Tracking Number: 70203160000110218024

Remove X

Your item was delivered at 2:21 pm on May 24, 2021 in MIAMI, FL 33134.

 **Delivered**

May 24, 2021 at 2:21 pm
MIAMI, FL 33134

Feedback

Get Updates ▾

Text & Email Updates



Tracking History



Product Information



See Less ^

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



The City of Coral Gables

7020 3160 0001 1022 0164

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

6/9/2021

WALDO TOYOS
SUSANA S TOYOS
PO BOX 142132
CORAL GABLES, FL 33114

RE: 4800 SW 8 ST
FOLIO # 341070182040

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

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 5/10/2021, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Deputy Building Official

Track Another Package +

Tracking Number: 70203160000110220164

Remove X

Your item was delivered at 12:09 pm on June 19, 2021 in MIAMI, FL 33134.

 **Delivered**

June 19, 2021 at 12:09 pm
MIAMI, FL 33134

Feedback

Get Updates ▾

Text & Email Updates



Tracking History



Product Information



See Less ^

Can't find what you're looking for?

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2953

vs.

Return receipt number:

Waldo Toyos
Susana S. Toyos
P.O. Box 142132
Coral Gables, FL 33114-2132
Respondent.

7020 3160 0001 1022 3790

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

Date: August 31, 2021

Re: Property Address: 4800 SW 8 St. Coral Gables, FL 33134-2523 Legal Description: Lots 1 & 2 Block 18, Coral Gables Granada Sec. Rev., Plat book 8 page 113 and Folio #: 03-4107-018-2040 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on September 13, 2021, 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 , Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is

CITY'S

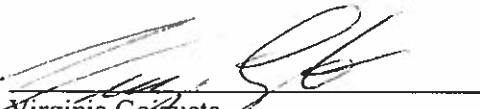
EXHIBIT

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completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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

Please govern yourself accordingly.


Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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

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

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

c: Sonia M. Blair, Inc., 2920 Segovia St, Coral Gables, FL 33134-6535



Case #: 21-2953

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 4800 SW 8 St., ON August 31, 2021 AT 10:00 a.m. AND WAS ALSO
POSTED AT CITY HALL.

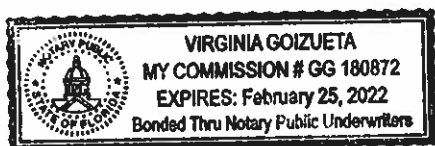
EDWARD MARTIN
Employee's Printed Name


Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 31 day of August, in the year 2021, by
Eduardo Martel who is personally known to me.

My Commission Expires:



Notary Public

CITY'S

EXHIBIT



CITY'S
EXHIBIT

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2953

vs.

Return receipt number:

Waldo Toyos
Susana S. Toyos
P.O. Box 142132
Coral Gables, FL 33114-2132
Respondent

7020 3360 0001 1022 3790

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

Date: August 31, 2021

Re: Property Address: 4800 SW 8 St. Coral Gables, FL 33134-2573 Legal Description: Lots 1 & 2 Block 18, Coral Gables Granada Sec. Rev. Plat book 8 page 113 and Folio #: 03-4107-018-2040 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on September 13, 2021, 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, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is

Office private

This instrument prepared by:
Name: Susana Toyos
Gables Rental Unlimited, Inc
Address: 837 Lorca Street
Coral Gables, FL 33134

Identification Number(s):
30-4107-018-2040

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 1st day of June 2014 by Gables Rental Unlimited, Inc., Florida Corporation, with an undivided 47% interest, and T & T Investment Properties Inc., a Florida Corporation, with undivided 53% interest, Grantors, whose post office address is: 4800 SW 8th Street Coral Gables, FL 33134 first part, to Waldo Toyos and Susana S Toyos, Husband and Wife, Grantee whose post office address is: PO Box 142132
Coral Gables, FL 33114

(Wherever used herein the terms "first part" and "second part" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first part, for and in consideration of the sum \$10.00, in hand paid by the said second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Miami Dade County, State of Florida, to-wit:

Lots 1 and 2, in Block 18, of REVISED PLAT, CORAL GABLES, GRANADA SECTION, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, of the Public Records of Miami-Dade County, Florida

To Have and to Hold, The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signatures:

[Signature]
Print: Annabel Fernandez

Print: Annabel Fernandez

Print: Annabel Fernandez

Print: Annabel Fernandez

Gables Rental Unlimited, Inc., Florida Corporation,

By: [Signature]
By: Susana Toyos, President Director

T & T Investment Properties Inc., a Florida Corporation,

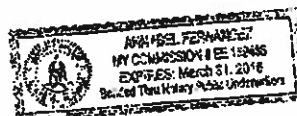
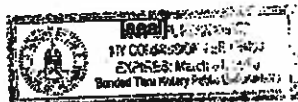
By: [Signature]
By: Susana Toyos, President Director

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 1st day of June 2014 by Susana Toyos, President Director for Gables Rental Unlimited, Inc and T & T Investment Properties Inc., who is personally known to me or who produced [Signature] as identification and who did/did not take an oath.

Notary Public Annabel Fernandez



Commission # EE 16948B
3/31/16

CITY'S
EXHIBIT 9

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

CASE NO.: 06-11050 CA 06

SONIA M. BLAIR, INC.,
a Florida corporation,

Plaintiff,

vs.

RAMSGATE N.V. INC., a foreign
corporation, SWIRE REALTY, INC.,
a Florida corporation, GABLES
CORINTHIAN PLAZA, LLC, a Florida
corporation, WALDO TOYOS, SUSANA
TOYOS, and WALDO TOYOS III,

Defendants.

FINAL JUDGMENT

THIS CAUSE came to be heard on this 18th day of June, 2007, upon the Plaintiff's, SONIA M. BLAIR, INC. ("BLAIR"), Motion to Enforce Non-binding Arbitration Award and the Court having heard argument of counsel, reviewed the case law presented by counsel, reviewed the Court file, and being otherwise fully advised in the premises, hereupon finds as follows:

1. On October 5, 2006, the Court entered an order referring the above-styled cause to non-binding arbitration pursuant to section 44.103, Florida Statutes, and Rules 1.700, 1.800, 1.810 and 1.820, Florida Rules of Civil Procedure;
2. The Honorable Herbert Stettin conducted the non-binding arbitration in the above-styled action on February 13, 2007;

A TRUE COPY
CERTIFICATION ON LAST PAGE
HARVEY RUVIN, CLERK

3. Judge Stettin ruled in favor of BLAIR and against Defendants, WALDO TOYOS III and GABLES CORINTHIAN PLAZA, LLC ("DEFENDANTS"), and adopted his findings which were dictated in the record;

4. On March 5, 2007, Judge Stettin awarded BLAIR damages equal to three (3%) percent of \$8.7 million contract price called for by the second contract and notified both parties of same in writing;

ACCORDINGLY it is hereby ORDERED and ADJUDGED that BLAIR'S, Motion to Enforce Non-binding Arbitration Award is hereby GRANTED. Final Judgment is entered in favor of Plaintiff, SONIA M. BLAIR, INC., and against Defendants, WALDO TOYOS III ("TOYOS") and GABLES CORINTHIAN PLAZA, LLC ("GABLES") (collectively "DEFENDANTS"). There is now due and owing from DEFENDANTS, jointly and severally, \$261,000.00 in principal, \$31,537.50 in prejudgment interest (9% per annum from March 28, 2006, through December 31, 2006, and 11% per annum from January 1, 2007, through April 24, 2007), all of which shall bear interest at the statutory rate of eleven (11%) percent per annum from the date of this Final Judgment and thereafter at the prevailing rate per year as provided for by Florida Statute and for which let execution issue.

This Court shall retain jurisdiction of this case to determine BLAIR'S entitlement

attorney's fees and costs and the amount thereof and to enter such further orders as are necessary and proper to enforce the provisions of the Non-binding Arbitration Award and this Final Judgment.

ORDERED at Miami-Dade County, Florida, on this 18 day of June, 2007.

Judgment Creditor:
Sonia M. Blair, Inc.
2920 Segovia Street
Coral Gables, Florida 33134

Judgment Debtors:
Waldo Toyos III
823 Cortez Street
Coral Gables, Florida 33134

Gables Corinthian Plaza, LLC
837 Lorca Street
Coral Gables, Florida 33134

Copies provided to:

Jorge L. Piedra, Esquire
Benjamin Alvarez, Esquire
Juan Martinez, Esquire


HONORABLE SCOTT J. SILVERMAN
CIRCUIT COURT JUDGE

SCOTT J. SILVERMAN
CIRCUIT COURT

STATE OF FLORIDA, COUNTY OF DADE

I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office. June 18 2007

HARVEY RUVIN, Clerk of Circuit and County Courts

Deputy Clerk 

