



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/17/2015

Property Information	
Folio:	03-4108-009-2140
Property Address:	15 SIDONIA AVE Coral Gables, FL 33134-3449
Owner	WALDO TOYOS III
Mailing Address	PO BOX 143401 CORAL GABLES, FL 33114
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,905 Sq.Ft
Lot Size	5,500 Sq.Ft
Year Built	1945



Assessment Information			
Year	2015	2014	2013
Land Value	\$357,500	\$275,000	\$275,000
Building Value	\$150,125	\$144,564	\$7,228
XF Value	\$0	\$0	\$0
Market Value	\$507,625	\$419,564	\$282,228
Assessed Value	\$341,495	\$310,450	\$282,228

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$166,130	\$109,114	

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

Short Legal Description
CORAL GABLES DOUGLAS SEC
PB 25-69
LOT 16 BLK 23
LOT SIZE 50.000 X 110
OR 17174-3924 0496 1

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$341,495	\$310,450	\$282,228
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$507,625	\$419,564	\$282,228
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$341,495	\$310,450	\$282,228
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$341,495	\$310,450	\$282,228

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/2006	\$820,000	24273-4324	Sales which are qualified
04/01/1996	\$315,000	17174-3924	Sales which are qualified
12/01/1989	\$174,000	14352-2427	Sales which are qualified
07/01/1987	\$150,000	13357-2884	Sales which are qualified

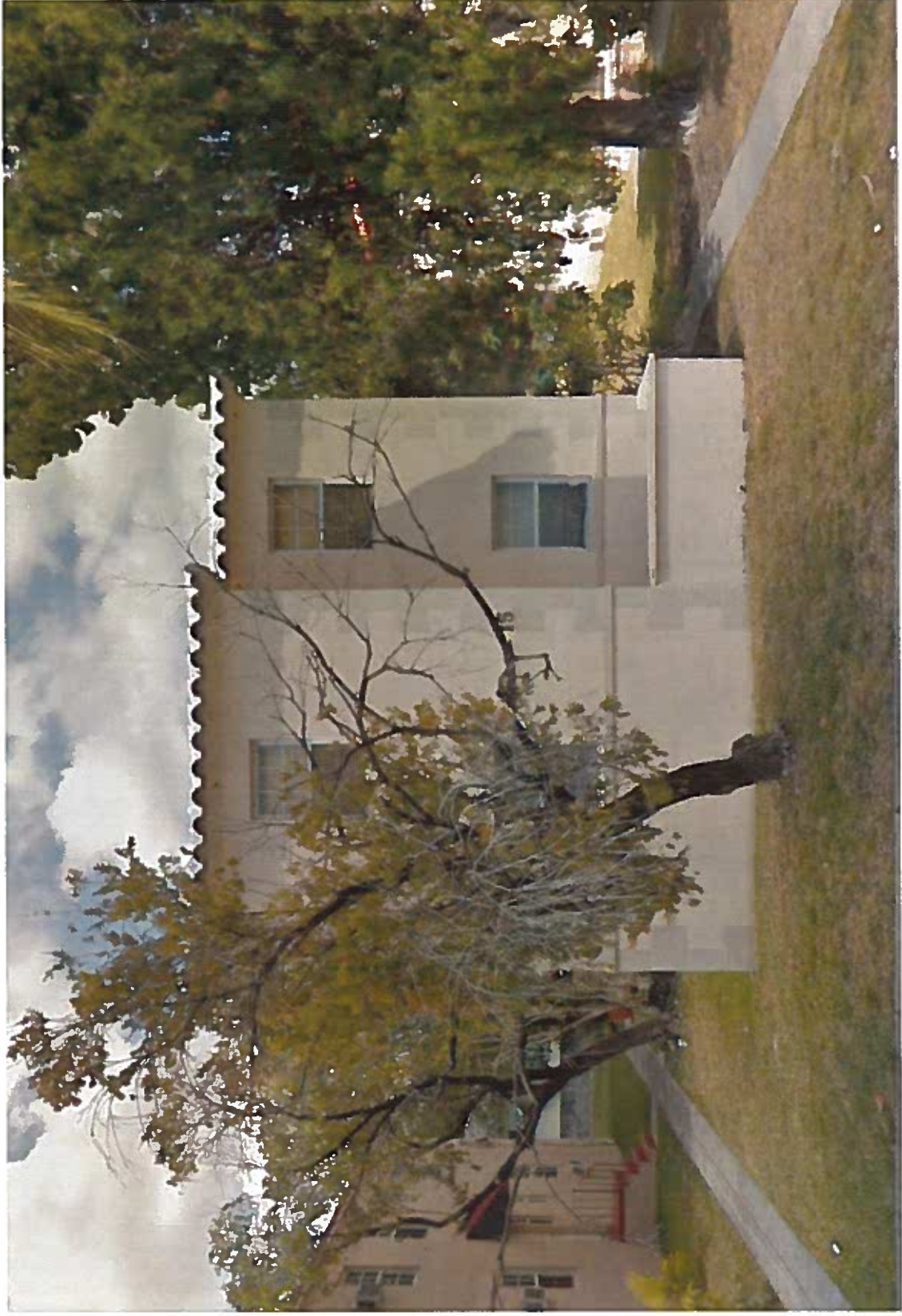
The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on file. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY'S

EXHIBIT

15 Sidonia Ave





## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

4/20/2015

**VIA CERTIFIED MAIL**

WALDO TOYOS III  
PO BOX 143401  
CORAL GABLES, FL 33114

RE: 15 SIDONIA AVE, Coral Gables, Florida  
Folio # 03-4108-009-2140  
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1945.

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 report must be furnished to this Department within ninety (90) days from the date of this letter indicating the building meets the requirements of building recertification under the Code. In the event the repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of one hundred fifty (150) days from the date of this letter in which to complete the indicted repairs or modifications.

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state the property meets the requirement for building recertification; no additional documents or photographs are necessary.

**The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page Document Preservation Fee must be paid with a check or credit card payable to the "City of Coral Gables," and sent/delivered to:**

**BUILDING RECERTIFICATION SECTION**

Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134

Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S**

**EXHIBIT**

*2*

BEFORE THE CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 15-4521

Petitioner,

vs.

WALDO TOYOS III,

Respondent.

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

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Date: December 29, 2015

To:

<p><b><u>Owner</u></b> Waldo Toyos, III P.O. Box 143401 Coral Gables, FL 33114-3401</p> <p>Return receipt number: <u>n/a</u></p>	<p><b><u>Mortgagee</u></b> Mortgage Electronic Registration Systems, Inc. P.O. Box 2026 Flint, MI 48501-2026</p> <p>Return receipt number: <u>n/a</u></p>
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<p><b><u>Mortgagee</u></b>  Mortgageit, Inc.  60 Wall Street  New York, NY 10005-2836</p> <p>Return receipt number:  <b>91 7108 2133 3932 7181 7280</b></p>	<p><b><u>Mortgagee (Registered Agent)</u></b>  Mortgageit, Inc.  c/o C T Corporation System  Registered Agent  1200 South Pine Island Road  Plantation, FL 33324-4413</p> <p>Return receipt number:  <b>91 7108 2133 3932 7181 7297</b></p>
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<p><b><u>Judgement Lienholder (Registered Agent)</u></b>  Kidney Center of South Florida, Ltd.  c/o CFRA, LLC  Registered Agent  Corporate Center Three at Int'l Plaza  4221 W. Boy Scout Boulevard, 10th Floor  Tampa, FL 33607-5736</p> <p>Return receipt number:  <b>91 7108 2133 3932 7181 7303</b></p>	<p><b><u>Judgement Leinholder (Registered Agent)</u></b>  Sonia M. Blair, Inc.  c/o Sonia M. Blair  Registered Agent  2920 Segovia Street  Coral Gables, FL 33134-6535</p> <p>Return receipt number:  <b>91 7108 2133 3932 7181 7310</b></p>
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Re: The two-story multi-family building, consisting of 4 dwelling units ("Structure"), built in 1945 (70-year recertification required), and located at **15 Sidonia Avenue**, Coral Gables, FL 33134-3449, legally described as Lot 16, Block 13, of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-2140 ("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 as follows:

On April 20, 2015, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property's requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements (“Compliance Report”)(collectively referred to as “Required Action”).

**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 January 11, 2016, at 2:00 p.m.**

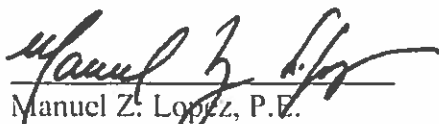
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the 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](mailto: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 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 appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.


Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto:mlopez@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.

  
Manuel Z. Lopez, P.E.  
Building Official

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on December 29, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.

  
Manuel Z. Lopez, P.E.  
Building Official

## 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 American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4521

Title of Document Posted: Construction Regulation Board Case

I, Jose Iglesias, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 15 Sidonia Ave, ON 12-29-2015  
AT 10:40 AM.

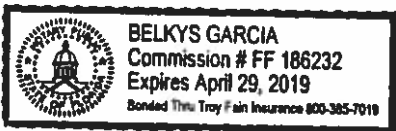
Jose Iglesias  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 29<sup>th</sup> day of December, in  
the year 20 15, by Jose Iglesias who is personally known to  
me.

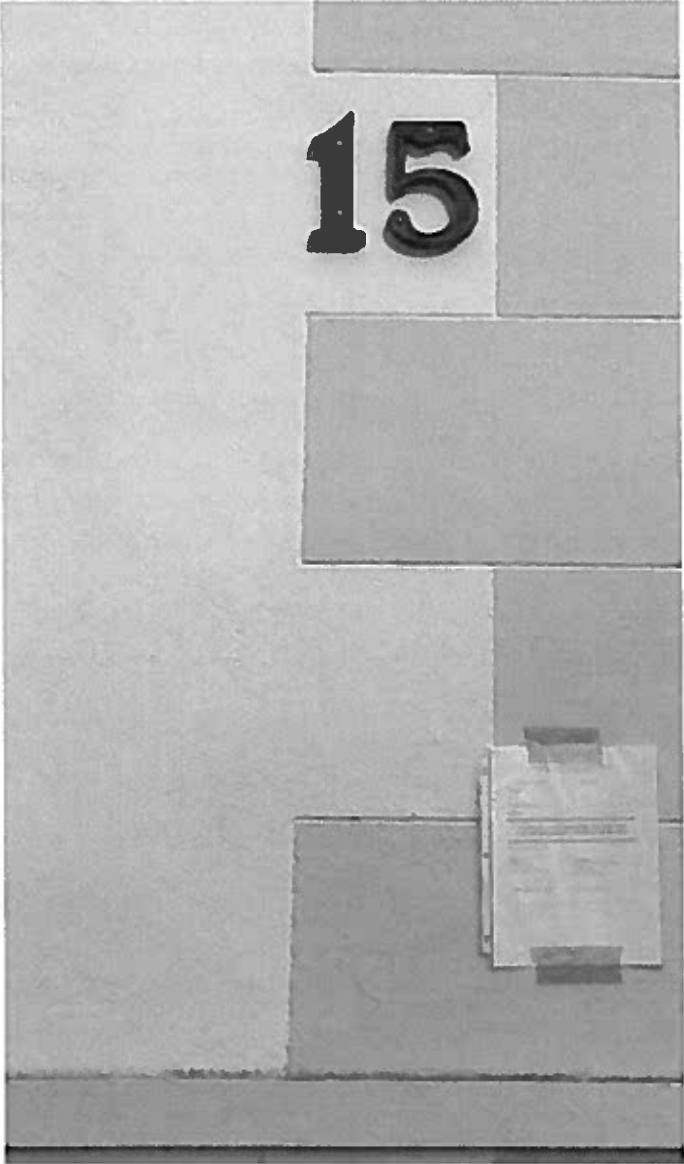
My Commission Expires:



Belkys Garcia  
Notary Public



15 Sidonia Avenue



This instrument was prepared by  
And is to be returned to:

YVETTE G. MURPHY, ESQ.  
3250 Mary Street, Ste. 302  
Coconut Grove, FL 33133

CFN 20060210101  
DR Bk 24273 Pgs 4324 - 43257 (2pgs)  
RECORDED 02/28/2006 10:12:22  
DEED DOC TAX 4,920.00  
SURTAX 3,690.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**WARRANTY DEED**

Parcel ID No. 03-4108-009-2140

*THIS INDENTURE* made this 9<sup>th</sup> day of February, 2006, BETWEEN

**YVETTE G. MURPHY, a single woman, owner of a life estate interest, and**

**LARA S. MURPHY, a married woman, owner of a remainder interest**

party of the first part, and

**WALDO TOYOS, III, a married man**

P.O. Box 143401, Coral Gables, Florida 33114

of the County of Miami-Dade in the State of Florida, party of the second part;

*WITNESSETH*, That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged have granted, bargained, and sold to the said party of the second part, their heirs and assigns forever, the following described land, situated and being in the County of **MIAMI-DADE**, State of Florida, to wit:

Lot 16, Block 23, **REVISED PLAT OF CORAL GABLES DOUGLAS SECTION**, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of Grantors' homestead property. Grantor Yvette G. Murphy's residence and homestead address is: 4131 Malaga Avenue, Coconut Grove, Florida 33133. Grantor Lara S. Murphy's residence and her homestead address is: 1700 Micanopy Avenue, Coconut Grove, Florida 33133.

Subject to restrictions, reservations, and easements of record without intent to reimpose same, zoning ordinances of record and taxes for the year 2006 and subsequent years. And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature

L. Medero.  
Print Name

[Signature]  
Witness Signature

M J Sevilla-Wood  
Print Name

[Signature] L.S.  
YVETTE G. MURPHY  
4131 Malaga Avenue  
Coconut Grove, Florida 33133

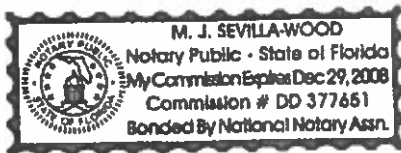
[Signature] L.S.  
LARA S. MURPHY  
1700 Micanopy Avenue  
Coconut Grove, Florida 33133

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of February, 2006, by YVETTE G. MURPHY and LARA S. MURPHY, who are personally known to me and/or who produced \_\_\_\_\_ as identification and who did take an oath.

[Signature]  
NOTARY PUBLIC, State of Florida  
at Large

My Commission Expires:





CFN 2007R0275287  
 OR Bk 25456 Pgs 4890 - 4908i (19pgs)  
 RECORDED 03/16/2007 12:51:49  
 MTG DOC TAX 1,750.00  
 INTANG TAX 1,000.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

Return To:  
 MORTGAGET  
 1350 DEMING WAY, 3RD FLOOR  
 MIDDLETON, WI 53562

This document was prepared by:

TAMPA, FL 33618-

[Space Above This Line For Recording Data]

## MORTGAGE

LOAN NO.: 40757368  
 ESCROW NO.: C7182925

MIN 100112065737863585  
 MERS Phone: 1-888-679-8377

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated **MARCH 13, 2007** together with all Riders to this document.  
 (B) "Borrower" is  
 WALDO TOYOS, III, A MARRIED MAN

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is  
 MORTGAGET, INC

FLORIDA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS  
 VMP-8A(FL) (cc05)

Page 1 of 16

LENDER SUPPORT SYSTEMS, INC. MERS6AFLNEW (05/04)

Form 3010 1/01

Lender is a CORPORATION  
organized and existing under the laws of NEW YORK  
Lender's address is

33 MAIDEN LANE 6TH FLOOR, NEW YORK, NY 10038-

(E) "Note" means the promissory note signed by Borrower and dated MARCH 13, 2007

The Note states that Borrower owes Lender

FIVE HUNDRED THOUSAND AND NO/100 X

Dollars

(U.S. \$ 500,000.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic  
Payments and to pay the debt in full not later than APRIL 01, 2037

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the  
Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges  
due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following  
Riders are to be executed by Borrower [check box as applicable]:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Adjustable Rate Rider   | <input type="checkbox"/> Condominium Rider              | <input checked="" type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider      |
| <input type="checkbox"/> Balloon Rider           | <input type="checkbox"/> Rate Improvement Rider         | <input type="checkbox"/> Second Home Rider           |
| <input type="checkbox"/> Other(s) [specify]      |   |  |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations,  
ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final,  
non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other  
charges that are imposed on Borrower or the Property by a condominium association, homeowners  
association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by  
check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic  
instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit  
or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller  
machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse  
transfers.

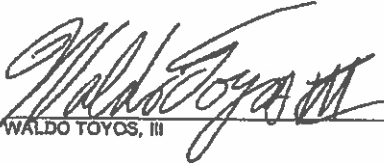
(L) "Escrow Items" means those Items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid  
by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i)  
damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the  
Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the  
value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on,  
the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the  
Note, plus (ii) any amounts under Section 3 of this Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this 1-4 Family Rider.

 WALDO TOYOS, III	(Seal) -Borrower	_____	(Seal) -Borrower
_____	(Seal) -Borrower	_____	(Seal) -Borrower
_____	(Seal) -Borrower	_____	(Seal) -Borrower
_____	(Seal) -Borrower	_____	(Seal) -Borrower



## Detail by Entity Name

### Foreign Profit Corporation

MORTGAGEIT, INC.

### Filing Information

Document Number	F99000003312
FEI/EIN Number	13-4049218
Date Filed	06/25/1999
State	NY
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	10/03/2008
Event Effective Date	NONE

### Principal Address

60 WALL STREET  
NEW YORK, NY 10005

Changed: 04/23/2015

### Mailing Address

60 WALL STREET  
NEW YORK, NY 10005

Changed: 04/23/2015

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND RD  
PLANTATION, FL 33324

Name Changed: 05/24/2005

Address Changed: 05/24/2005

### Officer/Director Detail

#### Name & Address

Title S

NEW YORK, NY 10005

Title D

Crowley, Timothy  
60 WALL STREET  
NEW YORK, NY 10005

Title D

McEnernery, Patrick  
60 WALL STREET  
NEW YORK, NY 10005

Title T

Silvera, Dwight A  
60 WALL STREET  
NEW YORK, NY 10005

**Annual Reports**

Report Year	Filed Date
2013	04/19/2013
2014	04/16/2014
2015	04/23/2015

**Document Images**

<a href="#">04/23/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/16/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/19/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/09/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/24/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/13/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/16/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/04/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/03/2008 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">04/17/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/09/2006 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">05/24/2005 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">02/10/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/05/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/08/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/01/2001 -- ANNUAL REPORT</a>	View image in PDF format



04/13/2000 -- ANNUAL REPORT

[View image in PDF format](#)

06/25/1999 -- Foreign Profit

[View image in PDF format](#)

IN THE COUNTY COURT IN AND  
FOR DADE COUNTY, FLORIDA

CIVIL DIVISION

KIDNEY STONE CENTER OF SOUTH  
FLORIDA,

Plaintiff,

vs.

WALDO TOYOS,  
An Individual,

Defendant.

CASE NO.: 97-6003-SP-25(2)

SRS

NUMBER

FINAL JUDGMENT (stipulated)  
(Execution withheld)


RECORDED  
APR 13 1998  
Clerk of Circuit  
& County Courts

UPON the Stipulation of the parties, it is

ORDERED AND ADJUDGED that the Plaintiff, KIDNEY STONE CENTER OF SOUTH FLORIDA, a Florida corporation, have and recover from the Defendant, the total sum of SIX HUNDRED FIFTY & 00/100 (\$650.00) DOLLARS from the date of judgment until satisfied for which sums execution is withheld. In the event payments on the aforementioned sum are not made in accordance with the "Stipulation For Payments" (copy attached) signed by the parties on or about 3.10.98, interest on the unpaid balance of the judgment shall be charged from the date of nonpayment forward.

DONE AND ORDERED at Coral Gables, Dade County, Florida, this 6 day of April, 1998.

Copies Furnished to:  
MARSHA G. MADORSKY, ESQ.  
WALDO TOYOS

  
COUNTY COURT JUDGE  
JUDGE MARILYN MILIAN

OFF REC BK  
18055761840

REF: 18631PG3751

99R2E4575 4 IN 02 10:12

IN THE COUNTY COURT IN AND FOR DADE COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 97-6003-SP-25(2)

KIDNEY STONE CENTER OF SOUTH FLORIDA,

Plaintiff,

VS

ORDER OF EXECUTION

WALDO TOYOS, An Individual,

Defendant.

RECORDED  
MAR 25 1999  
Clerk of Circuit & County Courts

THIS CAUSE having been heard before the Court on Plaintiff's Motion for an Order allowing execution to be issued, forthwith, and it appearing that the Defendant has failed to abide by the Judgment entered by this Court on April 8, 1998, and the Court being fully advised, it is:

ORDERED AND ADJUDGED that the sum of \$275.00, plus attorneys fees in the amount of \$ 200<sup>00</sup>/<sub>100</sub>, interest of \$17.47, for a total amount due of \$ 492<sup>47</sup>/<sub>100</sub> is now due and owing to the Plaintiff KIDNEY STONE CENTER OF SOUTH FLORIDA, by the Defendant WALDO TOYOS, An Individual, as a result of the Judgment previously entered by the Court, for which sums let execution be issued forthwith.

ORDERED in Coral Gables, Miami-Dade County, Florida, this 18<sup>th</sup> day of March, 1999.

*[Signature]*  
DADE COUNTY JUDGE  
JONES MARILYN MELIAN

Copies Furnished to:  
Marsha G. Madorsky, Esquire  
Waldo Toyos

STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that this is a true and correct copy of the original on file in the office of  
HARVEY RUVIN, CLERK OF CIRCUIT AND COUNTY COURTS  
Deputy Clerk: *[Signature]*

RECORDED IN OFFICIAL RECORDS BOOK OF DADE COUNTY, A CRIMINAL RECORD VOLUME  
HARVEY RUVIN  
CLERK OF CIRCUIT AND COUNTY COURTS

OFF REC BK  
18531PG4396



## Detail by Entity Name

### Florida Limited Partnership

KIDNEY CENTER OF SOUTH FLORIDA, LTD.

### Filing Information

Document Number	A25249
FEI/EIN Number	76-0134962
Date Filed	09/30/1987
State	FL
Status	INACTIVE
Last Event	LP CERTIFICATE OF DISSOLUTION
Event Date Filed	08/31/2007
Event Effective Date	NONE

### Principal Address

6101 BLUE LAGOON DRIVE, SUITE 455  
MIAMI, FL 33126

Changed: 02/14/2002

### Mailing Address

100 S.E. 2ND STREET, SUITE 4000  
MIAMI, FL 33131

Changed: 02/14/2002

### Registered Agent Name & Address

CFRA, LLC  
CORPORATE CENTER THREE AT INT'L PLAZA  
4221 W. BOY SCOUT BLVD, 10TH FLOOR  
TAMPA, FL 33607-5736

Name Changed: 03/24/2003

Address Changed: 06/28/2004

### General Partner Detail

#### **Name & Address**

Document Number A19548

SOUTH FLORIDA LITHOTRIPTER 3, LTD.  
100 S.E. 2ND STREET, SUITE 4000  
MIAMI, FL 33131

### Annual Reports

Report Year	Filed Date
2004	03/08/2004
2005	04/29/2005
2006	04/28/2006

### Document Images

<u>12/03/2007 -- Reg. Agent Resignation</u>	<a href="#">View image in PDF format</a>
<u>08/31/2007 -- LP Certificate of Dissolution</u>	<a href="#">View image in PDF format</a>
<u>04/28/2006 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/29/2005 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/08/2004 -- REINSTATEMENT</u>	<a href="#">View image in PDF format</a>
<u>03/24/2003 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>02/14/2002 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>12/23/1998 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>12/11/1997 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/09/1997 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>



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.

2007 JUN 19 11:23:30  
CLERK OF COURT  
MIAMI-DADE COUNTY  
FLORIDA

**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.

  
~~HONORABLE SCOTT J. SILVERMAN~~  
~~CIRCUIT COURT JUDGE~~  
**SCOTT J. SILVERMAN**  
CIRCUIT COURT

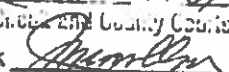
**Judgment Creditor:**  
Sonia M. Blair, Inc.  
2920 Segovia Street  
Coral Gables, Florida 33134

**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

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 RUBIN, Clerk of Circuit and County Courts  
Deputy Clerk 







## Detail by Entity Name

### Florida Profit Corporation

SONIA M. BLAIR, INC.

### Filing Information

Document Number	448795
FEI/EIN Number	59-1654163
Date Filed	05/22/1974
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/12/2010

### Principal Address

2920 SEGOVIA STREET  
CORAL GABLES, FL 33134

Changed: 03/20/2009

### Mailing Address

2920 SEGOVIA ST  
CORAL GABLES, FL 33134

Changed: 03/18/2002

### Registered Agent Name & Address

BLAIR, SONIA M.  
2920 SEGOVIA ST  
CORAL GABLES, FL 33134

Address Changed: 02/10/2003

### Officer/Director Detail

#### **Name & Address**

Title P

BLAIR, SONIA M.  
2920 SEGOVIA ST.  
CORAL GABLES, FL 33134

## Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2013	03/20/2013
2014	02/25/2014
2015	02/26/2015

## Document Images

<u><a href="#">02/26/2015 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">02/25/2014 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">03/20/2013 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">08/28/2012 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">01/03/2011 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">11/12/2010 -- REINSTATEMENT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">03/20/2009 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">02/01/2008 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">07/02/2007 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">03/01/2006 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">02/24/2005 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">02/27/2004 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">02/10/2003 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">03/18/2002 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">04/23/2001 -- REINSTATEMENT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">07/25/1996 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>
<u><a href="#">05/01/1995 -- ANNUAL REPORT</a></u>	<a href="#">View image in PDF format</a>



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-09-07-3492	07/29/2009	15 SIDONIA AVE	CODE ENF WARNING PROCESS	WT79042 SEC54-153 CC (DAY) TRASH OUT PRIOR TO 6PM DAY SCHEDULED PICK UP. ie BOXES, BAGS, ETC.. P/U DAY FRIDAY	final	07/29/2009	07/29/2009	0.00
CE-10-01-2731	01/06/2010	15 SIDONIA AVE	CODE ENF WARNING PROCESS	WT3445 SEC 54-149 CC (CLO) TRASH CONTAINERS ON SWALE. MUST REMAIN ON SIDE OF PROPERTY AT ALL TIMES. MUST REMOVE FROM SWALE.	final	01/06/2010	01/06/2010	0.00
CE-10-01-3003	01/12/2010	15 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38873 SEC 54-149 CC (CLO) TRASH CONTAINERS MUST BE KEPT ON SIDE OF PROPERTY AT ALL TIMES. THEY CANNOT BE PLACED ON CITY SWALE. PREVIOUSLY WARNED 1/6/10.	canceled	01/12/2010		0.00
CE-10-09-5308	09/28/2010	15 SIDONIA AVE	CODE ENF WARNING PROCESS	WT14602 SEC 54-150 CC (SML) FAILURE TO PROVIDE SECURELY FASTENED LIDS TO ALL GARBAGE CANS. E-MAIL SENT 9/15/10.	final	09/28/2010	09/28/2010	0.00
CE-10-12-4405	12/16/2010	15 SIDONIA AVE	CODE ENF WARNING PROCESS	WT8401 SEC 54-153 CC (DAY) TRASH (CHAIR) ON R/W DAY BEFORE SCHEDULED P/U PRIOR TO 6:00 OM -	final	12/16/2010	12/16/2010	0.00

CITY'S  
EXHIBIT 5

THURS 1:43 PM

CE-11-07-6218	07/12/2011	15 SIDONIA AVE	CODE ENF WARNING PROCESS	E-MAIL WARNING SML LIDS NOT SECURED	final	07/12/2011	07/12/2011	0.00
CE-11-10-6305	10/07/2011	15 SIDONIA AVE	CODE ENF WARNING PROCESS	POO NOTICE	final	10/07/2011	10/07/2011	0.00
CE-13-07-1880	07/29/2013	15 SIDONIA AVE	CODE ENF WARNING PROCESS	WT12175 CH. 105 CITY CODE (MIN) ACTIVE BEE-HIVE IN BUILDING.	final	07/29/2013	07/29/2013	0.00
RC-15-12-4938	12/04/2015	15 SIDONIA AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #15-4529 AND UNSAFE STRUCTURE BOARD FEE	approved			600.00

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



## 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.

---

<b>Occupant Name:</b>	15 Sidonia Ave. Apartments - 4 units	<b>Inspection Date:</b>	12/29/2015
<b>Address:</b>	15 Sidonia Avenue	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0

---

**FL NFPA 101 13**

Floor 1

---

#### Exit signs

---

7.10.5.2.1 Excerpt: Every sign required to be illuminated by 7.10.6.3, 7.10.7...

*Maintain exit lights in an approved operating condition including battery back-up operation if applicable.*

*Failure to repair exit light first floor main exit.*

---

#### Fire extinguishers

---

9.7.4.1 Excerpt: Where required by the provisions of another section of...

*Provide one 2A10BC for every 1,500SF ordinary hazard or 75 feet travel distance. Serviced and tagged annually*

*Failure to certify fire extinguishers for the year.*

---

A re-inspection will occur on or after 1/1/2016.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Company

Signature on file

**CITY'S**

**EXHIBIT**

6

**Representative:** No Signatue  
12/29/2015  
Signature on file

**Inspector:** Leonard Veight  
12/29/2015