



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 03/04/2024

PROPERTY INFORMATION	
Folio	03-4119-003-0010
Property Address	5000 UNIVERSITY DR CORAL GABLES, FL 33146-1174
Owner	DOCTORS HOSPITAL INC
Mailing Address	6855 RED ROAD S-200 CORAL GABLES, FL 33143
Primary Zone	8600 SPECIAL USE
Primary Land Use	7343 HOSPITAL - PRIVATE : HEALTH CARE
Beds / Baths / Half	0 / 0 / 0
Floors	5
Living Units	0
Actual Area	
Living Area	
Adjusted Area	446,197 Sq.Ft
Lot Size	274,913 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$8,247,390	\$7,147,738	\$7,147,738
Building Value	\$28,130,708	\$28,597,975	\$25,577,413
Extra Feature Value	\$2,045,636	\$2,078,954	\$2,112,304
Market Value	\$38,423,734	\$37,824,667	\$34,837,455
Assessed Value	\$38,423,734	\$37,824,667	\$34,837,455

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Hosp and Nurs Homes	Exemption	\$34,915,647	\$34,371,275	\$31,656,795
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
MAIN CAMPUS UNIVERSITY OF MIAMI	
PB 46-4	
PORT OF TRACT 2 DESC BEG NE COR	
OF TR 2 TH SWLY AD 304.89FT SWLY	
AD 395.11FT SWLY AD 52.48FT	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$34,915,647	\$34,371,275	\$31,656,795
Taxable Value	\$3,508,087	\$3,453,392	\$3,180,660
SCHOOL BOARD			
Exemption Value	\$34,915,647	\$34,371,275	\$31,656,795
Taxable Value	\$3,508,087	\$3,453,392	\$3,180,660
CITY			
Exemption Value	\$34,915,647	\$34,371,275	\$31,656,795
Taxable Value	\$3,508,087	\$3,453,392	\$3,180,660
REGIONAL			
Exemption Value	\$34,915,647	\$34,371,275	\$31,656,795
Taxable Value	\$3,508,087	\$3,453,392	\$3,180,660

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2006	\$0	24687-4765	Sales which are disqualified as a result of examination of the deed
10/01/2003	\$75,596,200	21750-1143	Other disqualified
02/01/1992	\$14,698,600	15396-1397	Deeds that include more than one parcel

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>

City's Exhibit #1

5000 University Dr – I could not find the lienholder in Sunbiz. If the City proceeds with demolition and does not hear from the lienholder, please let me know.

<u>Owner (Deed and Sunbiz principal and mailing address)</u> Doctors Hospital, Inc. 5000 University Dr Coral Gables, FL 33146-2008	<u>Owner (RA address)</u> Doctors Hospital, Inc. c/o Corporation Service Company 1201 Hays St Tallahassee, FL 32301-2699
<u>Lienholder (lien address)</u> World Electric Supply - Miami Attn: Victor Rodriguez 7700 Congress Ave, Ste 3109 Boca Raton, FL 33487-1357	

CODE CASES (1)		INSPECTIONS (162)		PERMITS (77)					
Permit ...	Permit ...	Permit ...	Permit ...	Applic... ↓	Expirat...	Final D...	Descri...	Main A...	Ur
MECB-24-02-0851	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Approved/Pay Fees	02/16/2024			DEMO, Ductwork, Piping, Insulation, Controls, VAV Boxes	5000 UNIVERSITY DR	
ELEC-24-02-2156	Electrical Commercial	Low Voltage - Fire Alarm	Finaled	02/09/2024	08/19/2024	02/20/2024	Master #TMP C-23-04-0105 * ***UNABLE TO LINK TO MASTER TMPC-23-04-0105 THIS WORK IS FOR FIRE ALARM*** Supply/install FA devices as per plans	5000 UNIVERSITY DR	
PEXT-24-02-0515	Permit Extension/ Renewal	Building	Finaled	02/08/2024		02/23/2024	***02/21/2024 ***MRI SUITE RENOVATION AND EQUIPMENT REPLACEMENT	5000 UNIVERSITY DR	
BLDB-24-01-2310	FBC Building (Commercial)	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Finaled	01/31/2024	08/26/2024	02/27/2024	Installation of 4 awnings (Mobile MRI) color: cobalt blue	5000 UNIVERSITY DR	
FIRE-24-01-0849	Fire	Fire Alarm	Finaled	01/24/2024		03/01/2024	Master #TMP C-23-04-0105 * ***UNABLE TO LINK TO MASTER TMPC-23-04-0105 THIS WORK IS FOR FIRE ALARM*** Supply/install FA devices as per plans	5000 UNIVERSITY DR	
PASH-24-01-0002	Permit by Affidavit Shop drawing	Other	Cancelled	01/23/2024		01/30/2024	***cancelled wrong permit type***	5000 UNIVERSITY DR	
ELEC-24-01-2086	Electrical Commercial	Other	Issued	01/19/2024	08/26/2024		LIGHTING AND POWER TO MOBILE MRI TRAILER	5000 UNIVERSITY DR	
ELEC-24-01-2085	Electrical Commercial	Other	Issued	01/19/2024	07/22/2024		LIGHTING AND POWER TO MRI SUITE	5000 UNIVERSITY DR	
FIRE-24-01-0826	Fire	Fire Alarm	Denied	01/02/2024			Supply/Install FA Devices as per plans	5000 UNIVERSITY DR	
ELEC-23-12-2007	Electrical Commercial	Other	Finaled	12/13/2023	06/18/2024	12/21/2023	TEMPORARY MOBILE MRI - SITE / Low Voltage	5000 UNIVERSITY DR	
ELEC-23-12-2006	Electrical Commercial	Low Voltage	Finaled	12/12/2023	07/16/2024	01/18/2024	LV Mobile MRI Trailer Temporary Install	5000 UNIVERSITY DR	

City's Exhibit #3

CODE CASES (1)		INSPECTIONS (162)		PERMITS (77)				
Permit ...	Permit ...	Permit ...	Permit ...	Applic... ↓	Expirat...	Final D...	Descri...	Main A...
ELEC-23-12-2006	Electrical Com mercial	Low Voltage	Finaled	12/12/2023	07/16/2024	01/18/2024	Trailer Tempor ary Install	5000 UNIVERS ITY DR
ELEC-23-12-2005	Electrical Com mercial	Low Voltage	In Review	12/12/2023			Nurse Call Rep lacement for in terior MRI Roo m	5000 UNIVERS ITY DR
BLDR-23-12-4725	FBC Residenti al	Windows/Door s/Garage Door s/Shutters/Aw nings/Canopy	Cancelled	12/07/2023		12/14/2023	Cancelled due to user error.	5000 UNIVERS ITY DR
ELEC-23-11-1958	Electrical Com mercial	Low Voltage - Fire Alarm	Finaled	11/22/2023	05/28/2024	11/30/2023	*UNIT 300B* u pgrade of exiti ng medical offi ce area for ne w physicians o ffices.	5000 UNIVERS ITY DR
CHON-23-11-0361	Change of Con tractor	Electrical	Finaled	11/21/2023		12/01/2023	REPLACE EXT., LIGHTING, AT THE FRONT E NT., NORTH SI DE HOSPITAL, UPGRADING T O COMPLY WI TH CODE	5000 UNIVERS ITY DR
FIRE-23-11-0752	Fire	Fire Alarm	Finaled	11/09/2023		12/06/2023	*UNIT 300B* u pgrade of exiti ng medical offi ce area for ne w physicians o ffices.	5000 UNIVERS ITY DR
FIRE-23-11-0749	Fire	Fire Alarm	Denied	11/08/2023			SUITE 300 B- F ire Alarm - 4 N EW STROBES, 1 CHIME/STR OBE AND 1 SM OKE/DETECTO R	5000 UNIVERS ITY DR
ELEC-23-11-1901	Electrical Com mercial	Other	Finaled	11/06/2023	05/07/2024	11/09/2023	Repair Feeder Wiring from FP L vault to Fire Pump due to s hort. FPL Emer gency Shutdo wn	5000 UNIVERS ITY DR
ELEC-23-10-1847	Electrical Com mercial	Other	Cancelled	10/23/2023	07/03/2024	01/10/2024	PERMIT CREA TED IN ERROR AS PER INSPE CTOR ENRIQU E ROMERO THI S PERMIT WIL L BE CANCELL ED Master Per mit #BLDB-23- 04-1570 Lighti ng and power t o Mobile MRI t railer and MRI Suite	5000 UNIVERS ITY DR

REVR-23-10-1356	Revision to Permit	Commercial	Finaled	10/10/2023		11/30/2023	upgrade of exiting medical office area for new physicians offices.	5000 UNIVERSITY DR
ELEC-23-10-1797	Electrical Commercial	Low Voltage	Issued	10/10/2023	08/21/2024		MRI SUITE RENOVATION AND EQUIPMENT REPLACEMENT	5000 UNIVERSITY DR
ELEC-23-10-1772	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	10/02/2023	05/15/2024	11/17/2023	upgrade of exiting medical office area for new physicians offices.	5000 UNIVERSITY DR
BLDB-23-09-2029	FBC Building (Commercial)	Repair Only	Issued	09/26/2023	08/14/2024		40 YEARS CERTIFICATION. RECT # 23-06-0183 WALL & SLAB SPALL, CRACK REPAIRS, EXTENSION JOINTS AND COLUMN REPAIRS.	5000 UNIVERSITY DR
ELEC-23-09-1755	Electrical Commercial	Low Voltage	Finaled	09/26/2023	05/15/2024	11/17/2023	upgrade of exiting medical office area for new physicians offices. Install Dual Cat6 cables upgrade existing cables.	5000 UNIVERSITY DR
PLUB-23-09-0656	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	09/25/2023	05/14/2024	11/16/2023	upgrade of exiting medical office area for new physicians offices.	5000 UNIVERSITY DR
ELEC-23-09-1726	Electrical Commercial	Low Voltage - Fire Alarm	Finaled	09/15/2023	03/20/2024	09/25/2023	Master Permit # BL-21-07-7571	5000 UNIVERSITY DR
FIRE-23-09-0657	Fire	Fire Sprinkler	Finaled	09/14/2023		11/15/2023	Relocation of 2 sprinkler heads	5000 UNIVERSITY DR
REVR-23-08-1172	Revision to Permit	Commercial	Finaled	08/24/2023		09/11/2023	REVISION TO EDEN PERMIT BL-21-71-7571	5000 UNIVERSITY DR
FIRE-23-08-0611	Fire	Fire Alarm	Finaled	08/14/2023		10/04/2023	Master Permit # BL-21-07-7571	5000 UNIVERSITY DR
ELEC-23-07-1561	Electrical Commercial	Other	Expired	07/27/2023	01/29/2024		retrofit nurse call station/ outlets	5000 UNIVERSITY DR
ELEC-23-07-1549	Electrical Commercial	Other	Denied	07/24/2023			Room Renovations - Master # BL-21-07-7571 Update for ELEC-23-07-1540	5000 UNIVERSITY DR

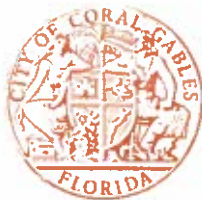
ELEC-23-07-1540	Electrical Commercial	Other	Finaled	07/19/2023	03/11/2024	09/13/2023	Room Renovations - Master # BL-21-07-7571	5000 UNIVERSITY DR
PLUB-23-07-0593	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	07/19/2023	02/28/2024	09/01/2023	(MASTER PERMIT NO. BL-21-07-7571) *COMMERCIAL*INTERIOR ALTERATIONS CRITICAL CARE UNIT ROOMS AND 3RD FLOOR NORTH WING SUITES 3300 WITH NEW ROOF TOP A/ C UNITS * \$300,000	5000 UNIVERSITY DR
REVR-23-06-0951	Revision to Permit	Commercial	Finaled	06/14/2023		07/05/2023	REMODEL COFFEE SHOP AT HOSPITAL MAIN LOBBY	5000 UNIVERSITY DR
RECT-23-06-0183	Building Recertification	Recertification	Denied	06/12/2023			BUILDING RECERTIFICATION (YEAR BUILT 1953)	5000 UNIVERSITY DR
PRNW-23-05-0427	Permit Renewal	Building	Finaled	05/30/2023		06/11/2023	Permit Renewal for master's # BL-21-07-7571	5000 UNIVERSITY DR
BLDB-23-05-1725	FBC Building (Commercial)	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Finaled	05/23/2023	02/19/2024	08/22/2023	DOOR REPLACEMENT - SWING DOOR - SAME FOR SAME	5000 UNIVERSITY DR
ELEC-23-05-1378	Electrical Commercial	Low Voltage	Issued	05/19/2023	05/02/2024		Nurse Call Replacement	5000 UNIVERSITY DR
PLUB-23-04-0505	Plumbing Commercial	Other	Finaled	04/28/2023	04/30/2024	11/02/2023	Renovations cafe of hospital main lobby	5000 UNIVERSITY DR
ELEC-23-04-1263	Electrical Commercial	Other	Cancelled	04/13/2023		04/13/2023	CANCELLED BY RUNNER ***	5000 UNIVERSITY DR
TMPC-23-04-0105	Temporary Structures Commercial	Other	Finaled	04/06/2023	09/02/2024	03/04/2024	TEMPORARY MOBILE MRI - SITE PREPARATIONS / AWNING	5000 UNIVERSITY DR
CHON-23-04-0149	Change of Contractor	Electrical	Finaled	04/05/2023		04/06/2023	CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. EL-22-03-8917 (EDEN MASTER PERMIT NO. BL-21-07-7575)- **FIRE ALARM **** FD-22-02-7416	5000 UNIVERSITY DR

EDEN-23-04-0086	EDEN Legacy Permit	Eden Legacy Electrical	Finaled	04/05/2023	10/05/2023	04/11/2023	CONTRACTOR FROM EDEN PERMIT NO. EL-2 2-03-8917 (EDEN MASTER PERMIT NO. BL-21-07-7575)- **FIRE ALARM **** FD-22-02-7416	5000 UNIVERSITY DR
CHON-23-04-0148	Change of Contractor	Electrical	Finaled	04/05/2023		04/06/2023	CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. EL-2 1-08-7636 (EDEN MASTER PERMIT NO. BL-21-07-7575) ** ***COMMERCIAL*INTERIOR ALTERATIONS TO EXAM ROOMS WITH NEW ROOF EXHAUST *POSTED*\$300,000	5000 UNIVERSITY DR
EDEN-23-04-0085	EDEN Legacy Permit	Eden Legacy Electrical	Finaled	04/05/2023	10/05/2023	04/11/2023	CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. EL-2 1-08-7636 (EDEN MASTER PERMIT NO. BL-21-07-7575) ** ***COMMERCIAL*INTERIOR ALTERATIONS TO EXAM ROOMS WITH NEW ROOF EXHAUST *POSTED*\$300,000	5000 UNIVERSITY DR
REVR-23-04-0722	Revision to Permit	Commercial	Finaled	04/05/2023		04/20/2023	REVISION TO REMODEL COFFEE SHOP AT HOSPITAL MAIN LOBBY: UPDATED DRAWINGS TO REFLECT COFFEE EQUIPMENT AND UPDATED DRAWINGS TO REFLECT FIELD CONDITIONS.	5000 UNIVERSITY DR
BLDB-23-04-1570	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Issued	04/04/2023	08/21/2024		MRI SUITE RENOVATION AND EQUIPMENT REPLACEMENT CANCELLED	5000 UNIVERSITY DR

TMPR-23-04-0198	Temporary Structures Residential	Other	Cancelled	04/03/2023		04/06/2023	WRONG LOG IN TYPE *** SEE TMPC-23-04-0105 ***	5000 UNIVERSITY DR
BLDB-23-03-1551	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	03/29/2023	06/10/2024	12/12/2023	upgrade of existing medical office area for new physicians offices.	5000 UNIVERSITY DR
ELEC-23-03-1151	Electrical Commercial	Other	Approved/Pay Fees	03/07/2023			Master Permit: BL-21-07-7571 Room renovations	5000 UNIVERSITY DR
MECB-23-02-0477	Mechanical Commercial	Other	Finalized	02/07/2023	04/22/2024	10/24/2023	AC Install & Ductwork for Master permit BL-21-07-7571	5000 UNIVERSITY DR
ELEC-23-02-1041	Electrical Commercial	Other	Finalized	02/02/2023	04/01/2024	10/04/2023	RENOVATE CAFE AREA	5000 UNIVERSITY DR
BLDB-23-01-1381	FBC Building (Commercial)	Other	Issued	01/27/2023	07/29/2024		UPGRADE ELEVATOR 3 & 4 ("B BANK) EQUIPMENT	5000 UNIVERSITY DR
PRNW-22-12-0110	Permit Renewal	Building	Finalized	12/15/2022		12/29/2022	RENEWAL TO EDEN PERMIT BL-21-05-7191	5000 UNIVERSITY DR
REVR-22-12-0404	Revision to Permit	Commercial	Finalized	12/07/2022		02/22/2023	REVISION TO PERMIT FD-22-06-8877	5000 UNIVERSITY DR
PRNW-22-12-0093	Permit Renewal	Building	Finalized	12/06/2022		01/17/2023	PERMIT RENEWAL FOR BL-21-05-7789	5000 UNIVERSITY DR
ELEC-22-11-0887	Electrical Commercial	Other	Expired	11/21/2022	06/07/2023		REPLACE EXISTING CHILLWATER VFD'S	5000 UNIVERSITY DR
PLUB-22-11-0380	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	11/04/2022		05/01/2023	CANCELLED - SEE PLUB-23-04-0505 - REMODEL COFFEE SHOP AT HOSPITAL MAIN LOBBY	5000 UNIVERSITY DR
BLDB-22-09-1071	FBC Building (Commercial)	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Finalized	09/21/2022	11/20/2023	05/22/2023	The scope of the project involves the replacement of one window on the third floor north building	5000 UNIVERSITY DR
REVR-22-07-0126	Revision to Permit	Commercial	Finalized	07/13/2022		11/09/2022	***REVISION, MECHANICAL ***The project is the replacement of the MRI aircooled chiller	5000 UNIVERSITY DR

ELEC-22-06-0548	Electrical Commercial	Low Voltage	Submitted - On line	06/17/2022			CCTV	5000 UNIVERSITY DR
ELEC-22-06-0547	Electrical Commercial	Low Voltage	Cancelled	06/17/2022		06/21/2022	CANCELLED REFER TO FD22 068877 & EL22 068875	5000 UNIVERSITY DR
BLDB-22-04-0644	FBC Building (Commercial)	Addition/ Exterior Renovations	Denied	04/22/2022			PARKING LOT DRAINAGE IMPROVEMENTS, NEW CURBING, MILLING AND RESURFACING THE ASPHALT, NEW PAVEMENT MARKINGS.	5000 UNIVERSITY DR
MECB-22-04-0208	Mechanical Commercial	Other	Finaled	04/20/2022	11/21/2022	05/25/2022	VAV install & Insulation	5000 UNIVERSITY DR
ELEC-22-04-0369	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	04/12/2022		11/06/2023	CANCELLED - SEE ELEC-23-02-1041 FOR PERMIT AND INSPECTIONS	5000 UNIVERSITY DR
BLDB-22-04-0588	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finaled	04/08/2022	04/30/2024	11/02/2023	REMODEL COFFEE SHOP AT HOSPITAL MAIN LOBBY	5000 UNIVERSITY DR
ELEC-22-03-0307	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	03/23/2022		01/04/2023	RENOVATE IMAGING ROOM	5000 UNIVERSITY DR
ELEC-22-02-0248	Electrical Commercial	Addition/ Exterior Renovations	Issued	02/25/2022	05/28/2024		REPLACE EXT., LIGHTING, AT THE FRONT ENTR., NORTH SIDE HOSPITAL, UPGRADING TO COMPLY WITH CODE	5000 UNIVERSITY DR
ELEC-22-02-0245	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	02/24/2022	01/18/2023	07/22/2022	The project is the replacement of the MRI air cooled chiller	5000 UNIVERSITY DR
ELEC-22-02-0238	Electrical Commercial	Low Voltage	Cancelled	02/18/2022	08/29/2022	01/05/2023	***CANCELED** FIRE ALARM SYSTEM (PRE ACTION MRI ROOM)	5000 UNIVERSITY DR
FIRE-22-02-0039	Fire	Fire Alarm	Cancelled	02/18/2022		09/29/2022	***CANCELED**FIRE ALARM SYSTEM (P REACTION MRI ROOM)	5000 UNIVERSITY DR
FIRE-22-02-0037	Fire	Fire Sprinkler	Cancelled	02/16/2022		01/05/2023	CANCELLED. MASTER IN EDEN	5000 UNIVERSITY DR

MECB-22-02-0105	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	02/01/2022	05/16/2023	11/28/2022	The project is the replacement of the MRI air cooled chiller	5000 UNIVERSITY DR
PLUB-21-10-0012	Plumbing Commercial	New Construction	Finaled	10/25/2021	01/02/2023	07/06/2022	REPLACING B LDB-21-09-0047 -COMMERCIAL INTERIOR ALTERATIONS AT IMAGING DEPT. (BONE DENSITY)	5000 UNIVERSITY DR
ELEC-21-10-0030	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	10/13/2021	11/28/2022	06/01/2022	REPLACING B LDB-21-09-0047 -COMMERCIAL INTERIOR ALTERATIONS AT IMAGING DEPT. (BONE DENSITY)	5000 UNIVERSITY DR
BLDB-21-10-0073	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finaled	10/08/2021	02/28/2023	09/01/2022	REPLACING B LDB-21-09-0047 -COMMERCIAL INTERIOR ALTERATIONS AT IMAGING DEPT. (BONE DENSITY)	5000 UNIVERSITY DR
BLDB-21-09-0047	FBC Building (Commercial)	Interior Only	In Review	09/27/2021			COMMERCIAL INTERIOR ALTERATIONS AT IMAGING DEPT. (BONE DENSITY)	5000 UNIVERSITY DR



The City of Coral Gables

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

August 21, 2015

Doctors Hospital Inc.
6855 Red Road, S-200
Coral Gables, FL 33143

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

PROPERTY FOLIO: # 03-4119-003-0010
ADDRESS: 5000 University Drive

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 2013. 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,


Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/30/2023

VIA CERTIFIED MAIL

DOCTORS HOSPITAL INC
6855 RED ROAD S-200
CORAL GABLES, FL 33143

7021 1970 0000 4015 6025

RE: 5000 UNIVERSITY DR
FOLIO # 03-4119-003-0010

Notice of Required Inspection For Recertification of Building
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1953. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

City's Exhibit #5

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and 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.

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

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



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

4/30/2023

VIA CERTIFIED MAIL

DOCTORS HOSPITAL INC
6855 RED ROAD S-200
CORAL GABLES, FL. 33143

7022 2410 0002 9151 6110

RE: 5000 UNIVERSITY DR
FOLIO # 341190030010

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 1/30/2023, 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 qualified individual within ninety (90) calendar days certifying the structure meets the requirements for 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

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. 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.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 24-7102
RECT-23-06-0183

vs.

Return receipt number:

Doctors Hospital, Inc.
5000 University Dr
Coral Gables, FL 33146-2008
Respondent.

7022 2410 0002 9144 5618

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

Date: February 26, 2024

Re: 5000 UNIVERSITY DR, CORAL GABLES, FL. 33146-1174, PORT OF TRACT 2 DESC BEG NE COR OF TR 2 TH SWLY AD 304.89FT SWLY AD 395.11FT SWLY AD 52.48FT S 31 DEG W 95.26FT TH SWLY/NLY AD 41.73FT N 52 DEG W 182.62FT NWLY/NLY AD 388.98FT N 14 DEG W 6.36FT TH NELY AD 38.37FT NELYELY AD 728.03FT TH ELY/SLY AD 48.59FTMAIN CAMPUS UNIVERSITY OF MIAMI PB 46-4 and 03-4119-003-0010 ("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 105-89 10 (m) 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 City Commission Chambers, 405 Biltmore Way, 2nd floor, Coral Gables, Florida 33134, on March 11, 2024, 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, Virginia Goizueta, at City of Coral Gables, Development Services Department, 427 Biltmore Way, 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.

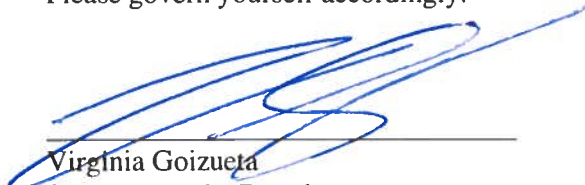
If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric

City's Exhibit #6

utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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

Please govern yourself accordingly.


Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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 Human Resources (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.

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.

c: Doctors Hospital, Inc.
c/o Corporation Service Company
1201 Hays St
Tallahassee, FL 32301-2699

7022 2410 0002 9144 5625

World Electric Supply - Miami
Attn: Victor Rodriguez
7700 Congress Ave, Ste 3109
Boca Raton, FL 33487-1357

7022 2410 0002 9144 5632



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 5000 UNIVERSITY DR., ON April 26, 2024 AT 11:48 am.

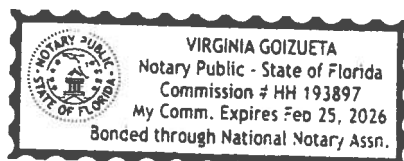
Sebastian Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 26 day of April, in the year 2024, by
Sebastian Ramos who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #7



City's Exhibit #8



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

CITY OF CORAL GABLES,
Petitioner,

Case No. 24-7102
RECT-23-06-0183

vs.

Return receipt number:

Doctors Hospital, Inc.,
5000 University Dr
Coral Gables, FL 33146-2008
Respondent.

7022 2410 0002 9144 5616

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

Date: February 26, 2024

Re: 5000 UNIVERSITY DR, CORAL GABLES, FL 33146-1174, PORT OF TRACT 2 DESC BEG NE COR OF TR 2 TH SWLY AD 304.89FT SWLY AD 395.11FT SWLY AD 52.48FT S 31 DEG W 95.26FT TH SWLY/NLY AD 41.73FT N 52 DEG W 182.62FT NWLY/NLY AD 388.98FT N 14 DEG W 6.36FT TH NELY AD 38.37FT NELY AD 728.03FT TH ELY/SLY AD 48.59FT MAIN CAMPUS UNIVERSITY OF MIAMI PB 46-4 and 03-4119-003-0010 ("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 105-89 10 (m) 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 City Commission Chambers, 405 Biltmore Way, 2nd floor, Coral Gables, Florida 33134, on March 11, 2024, 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, Virginia Goizueta, at City of Coral Gables, Development Services Department, 427 Biltmore Way, 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



CFN 20060719966
DR Bk 24687 Pgs 4765 - 4767 (3pgs)
RECORDED 07/05/2006 09:36:08
DEED DOC TAX 0.60
SURTAX 0.45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Property Appraiser's
Parcel Identification No. 03-4119-003-0010

Grantee's EIN No.: 043775926

This instrument was prepared by:
Kyle R. Saxon, Esq.
Catlin Saxon Evans Fink Kolski & Romanez, L.L.P.
2600 Douglas Road, Suite 1109
Coral Gables, Florida 33134

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 1st day of July, 2006, by **SOUTH MIAMI HOSPITAL, INC.**, a Florida not-for-profit corporation, whose address is 7400 S.W. 62nd Avenue, South Miami, Florida 33143, as Grantor, to **DOCTORS HOSPITAL, INC.**, a Florida not-for-profit corporation, whose address is 5000 University Drive, Coral Gables, Florida 33146, as Grantee:

Witnesseth that the Grantor, as a charitable contribution, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Grantee, and its successors and assigns forever, the following described real property, located and situate in Miami-Dade County, Florida, to-wit (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is subject to:

1. Taxes for 2006 and subsequent years.
2. Applicable laws, zoning ordinances and regulations.
3. Conditions, limitations, restrictions, and easements of record, provided, however that this shall not serve to reimpose same.

TOGETHER, with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all improvements now located on the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

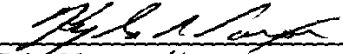
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

City's Exhibit #9

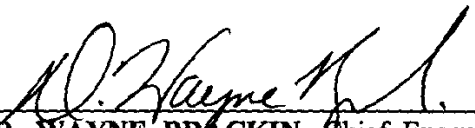
IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed and the seal of the corporation affixed hereto the day and year first above written.

Signed, Sealed and Delivered
in the presence of:


Print Name: TERECIA J. LAUW


Print Name: KYLE R. SAXON

SOUTH MIAMI HOSPITAL, INC., a
Florida not-for-profit corporation

By: 
D. WAYNE BRACKIN, Chief Executive
Officer

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 30th day of June, 2006, by **D. WAYNE BRACKIN**, as Chief Executive Officer of **SOUTH MIAMI HOSPITAL, INC.**, a Florida not-for-profit corporation. He is personally known to me or has produced _____ as identification and did not take an oath.



Kyle R. Saxon
Commission #DD159250
Expires: Nov 26, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

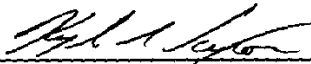

Notary Public, State of Florida
My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the center of the circular curve, having a radius of 20 feet at the extreme Northeast corner of Tract 2, MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, recorded in Plat Book 46, at Page 4, of the Public Records of Miami-Dade County, Florida; thence Northwestwardly a radial distance of 20 feet to a point designated as "P.R.C." (point of reversed curvature), said P.R.C. being at the Easterly end of the Southerly side of Ave. Campo Santo as shown on the Plat of MAIN CAMPUS UNIVERSITY OF MIAMI, said P.R.C. being the point of beginning of the tract of land hereinafter to be described; thence Eastwardly and Southwardly along the Northerly line of Tract 2, aforesaid, said line being along the arc of circular curve to the right, having for its elements a radius of 20 feet a central angle of 139° 12' 41" an arc distance of 48.59 feet; thence Southwardly along the Easterly line of Tract 2, aforesaid, said line being along the arc of a circular curve to the right, (tangent to the last mentioned curve) and having for its elements a radius of 3566.98 feet; a central angle of 1° 10' 14" an arc distance of 72.88 feet; thence continue Southwardly along the Easterly line of Tract 2, aforesaid, said line being along the arc of a circular curve to the right, (tangent to the last mentioned curve) having for its elements a radius of 1914.99 feet, a central angle of 6° 56' 30", an arc distance of 232.01 feet; thence continue Southwardly along the Easterly line of Tract 2, aforesaid, said line being along the arc of a circular curve to the right (tangent to the last mentioned curve), having for its elements, a radius of 1635.03 feet, a central angle of 13° 50' 44", an arc distance of 395.11 feet to the most Easterly corner of Tract 2, AMENDED PLAT OF PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, recorded in Plat Book 46, at Page 81, of the Public Records of Miami-Dade County, Florida; thence continue along the arc of said curve a distance of 52.48 feet through a central angle of 1° 50' 20" to the point of tangency; thence run South 31° 23' 26" West a distance of 95.26 feet to the point of curvature of a curve to the right, having a radius of 25 feet; thence run along the arc of said curve to the right a distance of 41.73 feet through a central angle of 95° 38' 23" to the point of tangency; thence run North 52° 59' 11" West a distance of 182.62 feet to the point of curvature of a curve to the right having a radius of 575.00 feet; thence run along the arc of said curve to the right a distance of 388.98 feet through a central angle of 38° 45' 37" to the point of tangency; then run North 14° 12' 34" West a distance of 6.36 feet to the point of curvature of a curve to the right having a radius of 25 feet; thence run along the arc of said curve to the right a distance of 38.37 feet through a central angle of 87° 56' 30" to a point on the Southerly side of Ave. Campo Santo as shown on the Plat of MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 46, at Page 4, of the Public Records of Miami-Dade County, Florida, said point designated as P.R.C. (point of reverse curve) to the left having a radius of 1645.49 set, said P.R.C. bearing South 16° 16' 04" East from center of said curve; thence Northeasterly along the arc of aforesaid curve a distance of 728.03 feet through a central angle of 25° 20' 59" to the Point of Beginning; situate, lying and being in Miami-Dade County, Florida.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
DOCTORS HOSPITAL, INC.

Filing Information

Document Number	N03000008380
FEI/EIN Number	04-3775926
Date Filed	09/29/2003
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	10/01/2021
Event Effective Date	NONE

Principal Address

5000 UNIVERSITY DRIVE
CORAL GABLES, FL 33146

Changed: 01/27/2012

Mailing Address

5000 UNIVERSITY DRIVE
CORAL GABLES, FL 33146

Changed: 01/27/2012

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 07/23/2020

Address Changed: 07/23/2020

Officer/Director Detail

Name & Address

Title CEO

BOUE, LOURDES

5000 UNIVERSITY DRIVE
CORAL GABLES, FL 33146

Title C

ANDERSON, SHELDON
5000 UNIVERSITY DRIVE
CORAL GABLES, FL 33146

Title VC

IGLESIAS, ABEL L
5000 UNIVERSITY DRIVE
CORAL GABLES, FL 33146

Title S

BLAIRE, BONNIE A
5000 UNIVERSITY DRIVE
CORAL GABLES, FL 33146

Title Treasurer

MIRIAM, LOPEZ
5000 UNIVERSITY DRIVE
CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2022	02/21/2022
2023	03/24/2023
2024	01/11/2024

Document Images

01/11/2024 -- ANNUAL REPORT	View image in PDF format
03/24/2023 -- ANNUAL REPORT	View image in PDF format
02/21/2022 -- ANNUAL REPORT	View image in PDF format
10/01/2021 -- Amended and Restated Articles	View image in PDF format
04/02/2021 -- ANNUAL REPORT	View image in PDF format
07/23/2020 -- Reg. Agent Change	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
08/05/2019 -- Amended and Restated Articles	View image in PDF format
02/19/2019 -- ANNUAL REPORT	View image in PDF format
02/05/2018 -- ANNUAL REPORT	View image in PDF format
02/13/2017 -- ANNUAL REPORT	View image in PDF format
02/29/2016 -- ANNUAL REPORT	View image in PDF format
04/06/2015 -- ANNUAL REPORT	View image in PDF format
03/10/2015 -- Amended and Restated Articles	View image in PDF format

01/10/2014 -- ANNUAL REPORT	View image in PDF format
03/11/2013 -- ANNUAL REPORT	View image in PDF format
01/27/2012 -- ANNUAL REPORT	View image in PDF format
07/29/2011 -- Amendment	View image in PDF format
02/21/2011 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
01/06/2009 -- ANNUAL REPORT	View image in PDF format
02/19/2008 -- ANNUAL REPORT	View image in PDF format
02/01/2007 -- ANNUAL REPORT	View image in PDF format
04/03/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2006 -- Reg. Agent Change	View image in PDF format
02/28/2005 -- ANNUAL REPORT	View image in PDF format
01/27/2005 -- Amended and Restated Articles	View image in PDF format
06/17/2004 -- Amendment	View image in PDF format
06/14/2004 -- ANNUAL REPORT	View image in PDF format
09/29/2003 -- Domestic Non-Profit	View image in PDF format

This Instrument Prepared By: VICTOR RODRIGUEZ
WORLD ELECTRIC SUPPLY - MIAMI
ATTN: VICTOR RODRIGUEZ
7700 CONGRESS AVE STE 3109
BOCA RATON FL 33487-1357
(REF# 458791-WMIA)

WARNING!

THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned notary public, personally appeared VICTOR RODRIGUEZ, who was duly sworn and says that he is CREDIT MANAGER of WORLD ELECTRIC SUPPLY - MIAMI whose address is ATTN: VICTOR RODRIGUEZ 7700 CONGRESS AVE STE 3109 and that in accordance with a contract with TRI CITY ELECTRIC CO INC 625 NW 16TH AVE MIAMI FL 33125, lienor furnished labor, services, or materials consisting of ELECTRICAL AND OR RELATED PRODUCTS on the following described real property in DADE County, Florida:

**PORT OF TRACT 2 MAIN CAMPUS UNIVERSITY OF MIAMI AS PER PLAT BOOK 46 PAGE 4 MIAMI DADE COUNTY
FLORIDA 5000 UNIVERSITY DR CORAL GABLES; WS5041 DH EXTERIOR LIGHTING CIR;**

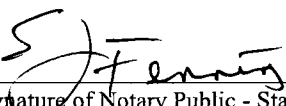
Owned by BAPTIST HEALTH SOUTH FLORIDA 6855 RED ROAD CORAL GABLES FL 33143, for a total value of **\$4113.40** of which there remains unpaid principal of **\$4113.40**, plus finance charges through MAY 12, 2023, in the amount of \$0.00, and additional finance charges that accrue to the date of payment; and furnished the first of the items on JULY 7, 2022, and the last of the items on FEBRUARY 21, 2023; and (if the lien is claimed by one not in privity with the owner) that the lienor served his notice to owner on JULY 20, 2022 by Certified Mail (71969004024033557762); and (if required) that the lienor served copies of the notice on the contractor, , on JULY 20, 2022, by Certified Mail () and on the subcontractor, N/A on -.

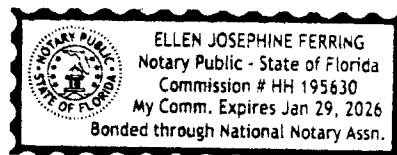
Signature of Lienor/Agent

Printed Name of Lienor/Agent: VICTOR RODRIGUEZ
WORLD ELECTRIC SUPPLY - MIAMI
ATTN: VICTOR RODRIGUEZ
7700 CONGRESS AVE STE 3109
BOCA RATON FL 33487-1357

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12 day of MAY, 2023 by VICTOR RODRIGUEZ (name of person making statement).


Signature of Notary Public - State of Florida



Print, type or stamp name of notary public

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced _____