

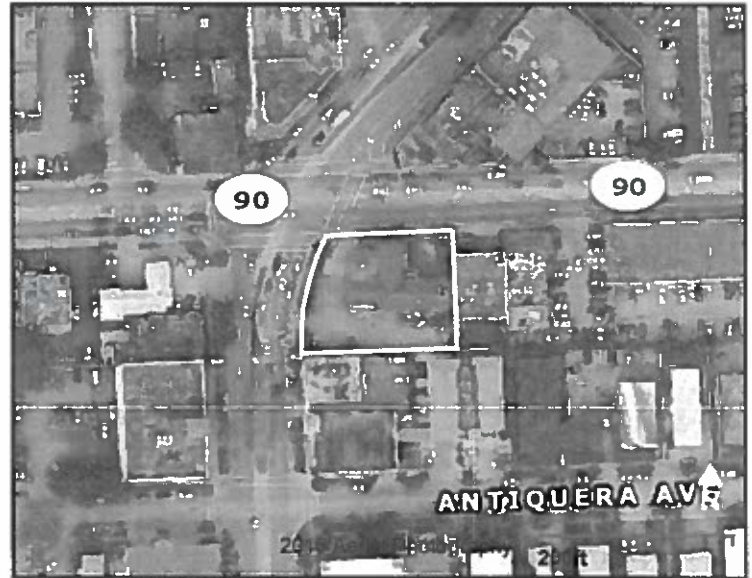


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/10/2017

Property Information	
Folio:	03-4108-009-0240
Property Address:	3894 SW 8 ST Coral Gables, FL 33134-3002
Owner	GARA INVESTMENT LLC
Mailing Address	1261 S POWERLINE RD POMPANO BEACH, FL 33069 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,836 Sq.Ft
Lot Size	17,160 Sq.Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$815,100	\$815,100	\$733,590
Building Value	\$133,848	\$122,577	\$166,410
XF Value	\$46,545	\$44,682	\$0
Market Value	\$995,493	\$982,359	\$900,000
Assessed Value	\$995,493	\$982,359	\$900,000

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

Short Legal Description
CORAL GABLES DOUGLAS SEC 08 54 41 PB 25-69 LOTS 1-2-3 BLK 3 LOT SIZE 17160 SQUARE FEET OR 21440-0660 062003 6

Taxable Value Information			
	2016	2015	2014
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$995,493	\$982,359	\$900,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$995,493	\$982,359	\$900,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$995,493	\$982,359	\$900,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$995,493	\$982,359	\$900,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/15/2011	\$1,025,000	27594-0798	Qual by exam of deed
06/01/2003	\$1,400,000	21440-0660	Other disqualified
01/01/1995	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
01/01/1995	\$782,100	16670-3591	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



3894 SW 8 St.

3894 SW 8 St

<p><b><u>Owner</u></b> Gara Investment, LLC 1261 S. Powerline Rd Pompano Beach, FL 33069-4311</p>	<p><b><u>Owner</u></b> Gara Investment, LLC 3894 SW 8 St Coral Gables, FL 33134-3002</p>
<p><b><u>Owner (Registered Agent)</u></b> Gara Investment, LLC c/o Blanca A. Balcazar 1261 S. Powerline Rd Pompano Beach, FL 33069-4311</p>	



# ARCBUILDERS + GROUP INC.

7301 Southwest 83 Court, Miami, Florida 33143 Telephone 305.275.6310 Facsimile 305.275.6309  
Lic. AAC001931

RE: 03-4108-009-0240

DATE: JULY 21, 2016

OWNER NAME: GARA INVESTMENT LLC

Property Address: 3894 SW 8 ST., CORAL GABLES, FL BLDG. 1

DATE of INSPECTION FOR PURPOSES OF THIS DOCUMENT: JUNE 23, 2016

City of Coral Gables Building Department

Dear Mr. Peter J. Iglesias, P.E., Building Official:

**Based on my evaluation as attached hereto of the aforementioned property, this building(s) requires both structural and electrical repairs/corrections/alterations for a safe continued use and occupancy as provided for Re-Certification.**

Therefore, on behalf of my client, I am respectfully requesting that this building(s) be \*granted Re-certification per Section 8-11(f) of the Code of Miami-Dade County upon the proper completion of the items as contained herein, our subsequent verification and written notification to your office.

As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee or warranty for any portion of the structure(s). To the best of my knowledge and ability, this report represents an accurate appraisal of the applicable and present condition of the building(s) based upon the careful evaluation of the observed conditions and documentation as provided by property owner, to the extent reasonably possible. Further it is understood by all parties to include the property owner that the recommendation for \*Re-Certification by Arcbuilders and Group, Inc. or the granting of \*Re-Certification by the Building Department does not release or indemnify the property owner in any way or form from properly maintaining the subject property safe for continued use and occupancy at all times.

Thank you for your attention to this matter.

Very truly yours,

  
Rick Hernandez Capote, R.A., A.I.A., AN0013379

President

Dade County Building and Roofing Inspector BN2418

Special Inspector State of Florida No.0976

**Additional**

**Comments:** \*This report is prepared and is to be submitted to the Building Official as may be required for Re-Certification as referenced above, this report is not intended to be a buyer/seller inspection report nor is it to be used for any other purpose than that specifically stated herein. Arcbuilders and Group, Inc makes no claim as to the validity of any documentation provided by owner and which we rely on for validity. Neither permit nor property history was made available or examined for purposes of this report. This report is not a zoning or code compliance report. The contents of this report is based on applicable areas made accessible at the time of the scheduled inspection, all other areas are excluded. No testing is part of this report. This report is not to be copied, faxed or altered in any way, additionally each page must bear the original signature and seal on each page or all contents is void and null. There is no warranty or guarantee expressed or implied and this document is not transferrable to any person or entity for any purpose. Any repairs/corrections/alterations must be performed in compliance with FBC, NEC and all applicable codes and ordinances. Should any violations or open permits exist all must be corrected prior to granting of Re-Certification. Accordingly the Building Official at his or her discretion or interpretation of the applicable codes may refuse to grant a recommendation of Re-Certification.

CITY'S

EXHIBIT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION

INSPECTION COMMENCE  
DATE: 6/23/16

INSPECTION MADE BY  
SIGNATURE:  21 July 2016

INSPECTION COMPLETED  
DATE: 6/23/16

PRINT NAME: Rick Hernandez-Capote, R.A., AIA  
TITLE: AR 0013379, AAC001931

MUST BE SIGNED AND  
SEALED BY ARCHITECT OR  
ENGINEER

ADDRESS: 7301 SW 83 Court  
Miami-Dade, FL 33143  
PHONE: (305) 275-6310  
FAX: (305) 275-6309

1. Description of Structure:

- a. Name or Title: GARA INVESTMENT LLC
- b. Property address: 3894 SW 8 ST., CORAL GABLES, FL BLDG. 1
- c. Legal description: LOTS 1-2-3 BLK 3...
- d. Owner's name: Same as title
- e. Owner's mail address: 1261 S PWERLINE RD., POMPANO BEACH, FL 33069
- f. Building Official Folio Number: 03-4108-009-0240
- g. Building Code Occupancy Classification: COMMERCIAL
- h. Present use: COMMERCIAL/RESTAURANT
- i. General description, type of construction, size, number of stories, and special features.  
CBS, one story, per Dade County Property Appraiser was built vintage 1926, and has 2,836 ASF.
- j. Additions to original structure: PLEASE REFER TO 2B. AWNING CANOPY SEEMINGLY PERMITTED THROUGH BL-12-05-8273 ON 10/05/2013. GAS METERS ARE EXCLUDED FROM THIS REPORT. No property permit history was either made available or reviewed for purposes of this report unless as specified herein. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

2. Present Condition of Structure:

- a. General alignment (note, good, fair, poor, explain if significant)
  - 1. Bulging- GOOD TO FAIR, for age of structure PLEASE REFER TO 2B.
  - 2. Settlement- GOOD TO FAIR, for age of structure PLEASE REFER TO 2B.
  - 3. Deflections- GOOD TO FAIR, for age of structure PLEASE REFER TO 2B.
  - 4. Expansion- GOOD TO FAIR, for age of structure PLEASE REFER TO 2B.
  - 5. Contraction- GOOD TO FAIR, for age of structure PLEASE REFER TO 2B.

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other)

PROVIDE ROOF PERMIT HISTORY TO INCLUDE APPROVED FINAL INSPECTIONS FOR EXISTING ROOF. OWNER TO PROVIDE ROOF MAINTENANCE HISTORY. VARIOUS LEAKS WERE OBSERVED ON THE DAY OF INSPECTION; ACCORDINGLY, UPLIFT AND MOISTURE TEST BY A CERTIFIED ROOF TESTING COMPANY MAY BE REQUIRED TO DETERMINE METHOD OF CORRECTION. POSSIBLE RE-ROOF MAY BE REQUIRED. PROVIDE CURRENT CERTIFICATE OF USE, OCCUPATIONAL LICENSE, AND HEALTH DEPARTMENT CERTIFICATE FOR RESTAURANT USE. PROVIDE PERMIT EVIDENCE OF GLASS SUN ROOMS/ENCLOSURES AND OFFICE BUILD-OUT AT SECOND FLOOR. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding or for permitting purposes. Additionally, property owner is responsible and liable to continuously maintain property safe for continued use and occupancy.

- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

PLEASE REFER TO 2B. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- d. Cracks - note location in significant members. Identify crack size as HAIRLINE if barely discernable; FINE if less than 1mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2mm.

PLEASE REFER TO 2B. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

PLEASE REFER TO 2B. Provide continued observations and inspections for termites and other possible agents that may cause deterioration, due to age of building. Also proactive preventive maintenance should be practiced. No testing for termites, other pest, deteriorating agent, contaminant or other is part of this examination or report. Fumigation to be provided on a regular basis by owner as needed.

- f. Previous patching or repairs

PLEASE REFER TO 2B. Continue preventative maintenance and repairs as may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- g. Nature of present loading - indicate residential, commercial, other estimate magnitude.

PLEASE REFER TO 2B.

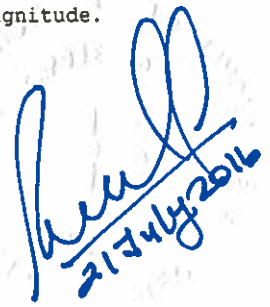
- h. Availability of original construction drawings - location description

Not at premise, during visual observations.

3. Inspections:

- a. Date of notice of required inspection: N/A
- b. Date(s) of actual inspection: 6/23/16
- c. Name and qualification of individual submitting inspection report: RICARDO HERNANDEZ-CAPOTE

Rick Hernandez-Capote, R.A., AIA AR0013379, AAC001931



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- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:

Visual observations conducted at present. This report is a "snapshot" of observed conditions of accessible and applicable components on the day of inspection. No testing is part of this report. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. Owner is to conduct proactive preventive maintenance to include any possible testing that may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. Structural repair - note appropriate line:

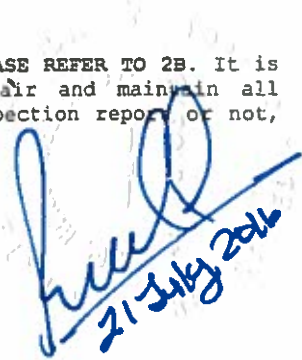
- 1. None required- ( )
- 2. Required- ( X )- PLEASE REFER TO 2B.

4. Supporting data:

- a. See this report, sheets written data and hold harmless executed by owner.
- b. N/A photographs.
- c. N/A drawings or sketches.

5. Masonry Bearing Walls - indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units- GOOD TO FAIR, for age of structure.
- b. Clay tile or terra cotta units- N/A
- c. Reinforced concrete tie columns- GOOD TO FAIR, for age of structure.
- d. Reinforced concrete tie beams- GOOD TO FAIR, for age of structure.
- e. Lintels- GOOD TO FAIR, for age of structure.
- f. Other type bond beams- GOOD TO FAIR, for age of structure.
- g. Masonry finishes - exterior:
  - 1. Stucco- FAIR, for age of structure. PLEASE REFER TO 2B.
  - 2. Veneer- FAIR, for age of structure. PLEASE REFER TO 2B.
  - 3. Paint only- FAIR, for age of structure. PLEASE REFER TO 2B.
  - 4. Other (describe)- N/A
- h. Masonry finished - interior:
  - 1. Vapor barrier- Seemingly watertight NOT at time of inspection. PLEASE REFER TO 2B. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
  - 2. Furring and plaster- FAIR appearance PLEASE REFER TO 2B.
  - 3. Panelling- FAIR appearance PLEASE REFER TO 2B.
  - 4. Paint only- FAIR appearance PLEASE REFER TO 2B.
  - 5. Other (describe)- N/A



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- i. Cracks:
  - 1. Location - note beams, columns, other- Exterior bearing walls
  - 2. Description- Normal age stress cracks.
- j. Spalling:
  - 1. Location - note beams, columns, other- None observed
  - 2. Description- N/A
- k. Rebar corrosion - check appropriate line:
  - 1. None visible- (√)
  - 2. Minor - Patching will suffice- N/A
  - 3. Significant - but patching will suffice- N/A
  - 4. Significant - structural repairs required (describe) - N/A
- l. Samples chipped out for examination in spall areas:
  - 1. No- (√)
  - 2. Yes - describe color texture, aggregate, general quality- N/A

6. Floor and Roof Systems:

a. Roof:

- 1. Describe (flat, sloped, type roofing, type roof deck, condition)

PLEASE REFER TO 2B. LEAKS WERE OBSERVED ON DAY OF INSPECTION; REPAIRS/REPLACEMENT IS REQUIRED. Hip and Gable-end roof. No testing is part of this report. Owner is to assure that roof is properly maintained to include proper drainage, preventive measures and upgrades as may be necessary. Age of roof, life expectancy or guarantee of condition is not part of this inspection report. Owner must keep in mind that the average life expectancy of a roof in South Florida can vary by design, age, maintenance and material. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:

Central AC equipment on ground, seemingly secure. PLEASE REFER TO MECHANICAL PERMITS: ME-13-10-1752, ME-13-11-2474, AND ME-14-01-1862 WHICH WE RELY ON FOR VALIDITY.

- 3. Note types of drains and scuppers and condition:

PLEASE REFER TO 2B.

b. Floor system(s):

- 1. Describe (type of system framing, material, spans, condition)

Concrete slabs on fill, ground floor and partial at second floor: Fair condition for age of structure. PLEASE REFER TO 2B.

- c. Inspection - note exposed areas available for inspection and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

Visual observations conducted of open accessible framing.

*Handwritten signature*  
21 July 2016

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7. Steel Framing Systems:

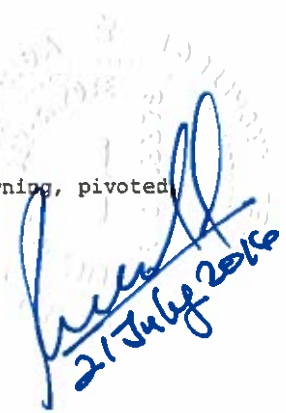
- a. Description: Observed at staircase at rear of building and canopy/awning.
- b. Exposed Steel - describe condition of paint and degree of corrosion: Fair condition.
- c. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was remove for inspection.  
  
Visual observations done of open accessible areas on day of inspection
- d. Elevator sheave beams and connections, and machine floor beams - note condition:  
  
None

8. Concrete Framing Systems:

- a. Full description of structural system  
  
Concrete masonry units (C.M.U.), Concrete tie beams, grade beams, tie columns, partial concrete floor at office space. PLEASE REFER TO 2B.
- b. Cracking:
  - 1. Not significant- Normal age stress cracks.
  - 2. Location and description of members effected and type cracking - Exterior bearing walls
- c. General condition:  
  
PLEASE REFER TO 2B. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
- d. Rebar corrosion - check appropriate line:
  - 1. None visible- (✓)
  - 2. Minor - Patching will suffice- N/A
  - 3. Significant but patching will suffice- N/A
  - 4. Significant - structural repaired (describe)- N/A
- e. Samples chipped out in spall areas:
  - 1. No- (✓)
  - 2. Yes - describe color, texture, aggregate, general quality: N/A

9. Windows:

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)  
  
STOREFRONT
- b. Anchorage - type and condition of fasteners and latches:  
  
Machine screws and bolts
- c. Sealants - type and condition of perimeter and sealants & at mullions:  
  
GOOD TO FAIR for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.



21 July 2016

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d. Interior seals - type & condition at operable vents:

GOOD TO FAIR for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

e. General condition:

GOOD TO FAIR for age of structure, preventative maintenance should continue. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. Wood Framing:

a. Type - fully describe if mill construction, light construction, major spans, trusses:

Hand-framed wood joist members and tongue and groove decking for roof framing only. PLEASE REFER TO 2B.

b. Note metal fittings i.e., angles, plates, bolts, split rings, pintles, other and note condition:

PLEASE REFER TO 2B. Suspected toe nailed angles, plates and bolts.

c. Joints - note if well fitted and still closed:

PLEASE REFER TO 2B. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

d. Drainage - note accumulations of moisture:

PLEASE REFER TO 2B. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

e. Ventilation - note any concealed spaces not ventilated:

N/A

f. Note any concealed spaces opened for inspection:

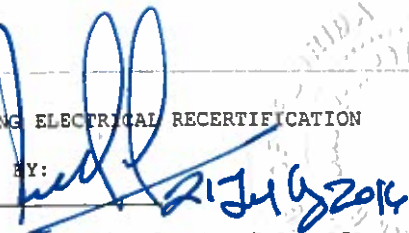
Visual observations conducted of open and visibly accessible spaces.



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## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCE  
DATE: 6/23/16

INSPECTION MADE BY:  
SIGNATURE: 

INSPECTION COMPLETED  
DATE: 6/23/16

PRINT NAME: Rick Hernandez-Capote, R.A., AIA  
TITLE: AR 0013379, AAC001931

MUST BE SIGNED AND  
SEALED BY ARCHITECT OR  
ENGINEER

ADDRESS: 7301 SW 83 Court  
Miami-Dade, FL 33143  
PHONE: (305) 275-6310  
FAX: (305) 275-6309

Description of Structure:

- k. Name or Title: GARA INVESTMENT LLC
- l. Property address: 3894 SW 8 ST., CORAL GABLES, FL BLDG. 1
- m. Legal description: LOTS 1-2-3 BLK 3..
- n. Owner's name: Same as title
- o. Owner's mail address: 1261 S POWERLINE RD., POMPANO BEACH, FL 33069
- p. Building Official Folio Number: 03-4108-009-0240
- q. Building Code Occupancy Classification: COMMERCIAL
- r. Present use: COMMERCIAL/RESTAURANT
- s. General description, type of construction, size, number of stories, and special features.

CBS, one story, per Dade County Property Appraiser was built vintage 1926, and has 2,836 ASF.

- t. Additions to original structure: PLEASE REFER TO 2B. AWNING CANOPY SEEMINGLY PERMITTED THROUGH BL-12-05-8273 ON 10/05/2013. GAS METERS ARE EXCLUDED FROM THIS REPORT. No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.
- 1. ELECTRICAL SERVICE: Over head service to from FPL, two feeders, one feeder with three wires approx. 4/0 in size and one feeder with two wires approx. 4/0 in size.
  - a. SIZE: AMPERAGE ( 200 x 4); FUSES ( ); BREAKER ( X )
  - b. PHASE: 3φ ( ); 1φ ( X );
  - c. CONDITION: GOOD ( ); FAIR ( ); NEED REPAIR/VERIFICATION ( X )
  - d. COMMENTS: PROVIDE PERMIT HISTORY AND FINAL INSPECTIONS FOR ALL UPDATED/ALTERED ELECTRICAL SERVICE, FEEDERS, RISERS, COMPONENTS, PANELS, ETC. MASTER ELECTRICIAN TO PROVIDE/REPAIR BONDING FOR WATER HEATER(S). PROVIDE CURRENT OCCUPATIONAL LICENSE AND HEALTH DEPARTMENT CERTIFICATE FOR RESTAURANT. PROVIDE HOOD EXTINGUISHMENT INSPECTION/CERTIFICATION. PROVIDE ANNUAL FIRE INSPECTION REPORT FROM THE CITY OF CORAL GABLES FIRE DEPARTMENT (LESS THAN 12 MONTHS OLD) CITING NO CURRENT VIOLATIONS. PROVIDE CURRENT FIRE ALARM INSPECTION REPORT. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain

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all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

2. METER AND ELECTRICAL ROOM:
- a. CLEARANCES: GOOD ( ); FAIR ( ); CORRECTION/VERIFICATION REQ. ( X ) PLEASE REFER TO ID.  
COMMENTS: Exterior type meters.
3. GUTTERS:
- a. LOCATION: LINE  
GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X ) PLEASE REFER TO ID.
- b. LOCATION: LOAD  
GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X ) PLEASE REFER TO ID.
- c. COMMENTS: AS OBSERVED ON THE DAY OF INSPECTION. PLEASE REFER TO ID.
- c. TAPS AND FILL: AS OBSERVED ON THE DAY OF INSPECTION.  
GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X ) PLEASE REFER TO ID.
4. ELECTRICAL PANELS:
- a. PANEL # ( A, B, C, D ): GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X )  
Location: As observed at each inspected area, breaker panels. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding purposes. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
5. BRANCH CIRCUITS:
- a. IDENTIFIED: YES ( ); MUST BE IDENTIFIED/VERIFIED ( X )
- b. CONDUCTORS: GOOD ( ); DETERIORATED ( ); REPLACE/VERIFY ( X ) PLEASE REFER TO ID.
- c. COMMENTS: PLEASE REFER TO ID. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
6. GROUNDING OF SERVICE: GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X ) PLEASE REFER TO ID.  
COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
7. GROUNDING OF EQUIPMENT: GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X ) PLEASE REFER TO ID.  
COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
8. SERVICE CONDUITS RACEWAYS; CONDITION: GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X ) PLEASE REFER TO ID.  
COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
9. SERVICE CONDUCTOR & CABLES; CONDITION: GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X ) PLEASE REFER TO ID.

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COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. TYPES OF WIRING METHODS:

CONDUIT RACEWAYS; RIGID: GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X ) PLEASE REFER TO 1D.  
 CONDUIT; PVC: GOOD ( ); REQUIRES REPAIR ( )  
 NM CABLE: GOOD ( ); REQUIRES REPAIR ( )  
 BX CABLE: GOOD ( ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

11. FEEDER CONDUCTORS; CONDITION: GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X ) PLEASE REFER TO 1D.

COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

12. EMERGENCY LIGHTING: GOOD ( X ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

13. BLDG. EGRESS ILLUMINATION: GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X )

COMMENTS: VARIOUS FIXTURES OBSERVED WERE NOT OPERABLE ON DAY OF INSPECTION. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

14. FIRE ALARM SYSTEM: GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X ) PLEASE REFER TO 1D.

COMMENTS: PROVIDE UPDATED ANNUAL FIRE DEPARTMENT INSPECTION WITH NO CORRECTIONS REQUIRED. Authority Having Jurisdiction may determine additional requirements. In the case that the Authority Having Jurisdiction makes this a requirement, it is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

15. SMOKE DETECTORS: GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X )

COMMENTS: PLEASE REFER TO 14. Property owner is responsible and liable to provide continued testing, maintenance and upgrades as may be necessary to assure all smoke detectors are continuously operable. Special care should be taken to assure units and their wiring are neither tampered with nor malfunctioning. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. In addition, property owner is responsible to assure compliance with any requirement, code or ordinance that may require a hardwired carbon monoxide detector.

16. EXIT LIGHTS: GOOD ( X ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

17. EMERGENCY GENERATOR: N/A ( X ); GOOD ( ); REQUIRES REPAIR ( )

COMMENTS: None observed.

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18. WIRING IN OPEN OR UNDER COVER PARKING, GARAGE AREAS: GOOD ( ); ADDITIONAL ILLUMINAION REQUIRED ( X )

COMMENTS: VARIOUS FIXTURES OBSERVED WERE NOT OPERABLE ON DAY OF INSPECTION. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

19. OPEN OR UNDER COVER PARKING SURFACE AND SECURITY LIGHTING: GOOD ( ); ADDITIONAL ILLUMINATION REQUIRED ( X )

COMMENTS: VARIOUS FIXTURES OBSERVED WERE NOT OPERABLE ON DAY OF INSPECTION. Property owner is to assure that continued proper security lighting is provided at all times through preventive maintenance, upgrades or whatever means as may be necessary for compliance with section 8c-3 of the Code of Miami-Dade County. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

20. SWIMMING POOL WIRING: N/A ( X ); GOOD ( ); REQUIRES REPAIR ( )

COMMENTS: N/A.

21. WIRING OF/TO MECHANICAL EQUIPMENT: GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X )

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. Any machinery or equipment which is for tenant use is excluded for the purposes of this report.

22. GENERAL ADDITIONAL COMMENTS: THIS REPORT IS NOT FOR BIDDING PURPOSES. Continue with proactive maintenance and provide repairs as may be necessary to maintain property safe for continued use and occupancy. Please note that this report does not include testing of any component, it is based on visual observations of applicable and accessible areas on day of inspection. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

A handwritten signature in blue ink, followed by the date '21 July 2011' written vertically.

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**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

DATE: JULY 21, 2016

Re: Folio No. 03-4108-009-0240  
Property Address: 3894 SW 8 ST.. BLDG. NO.: 1 SQ FT: 2,836 ASF  
Building Description: SINGLE STORY COMMERCIAL

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On **JULY 18, 2016**, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum N/A foot candle per SF, Minimum N/A foot candle per SF, Minimum to Maximum ratio     :    , foot candle      average per SF.
4. The level of illumination provided in the parking lot(s) **DOES NOT MEET** the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

  
Signature and Seal of Architect or Engineer

RULF L. HERNANDEZ-CAPOTE AIA  
LIC. NO. AR 0519379  
(Print Name)

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS  
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE  
COUNTY**

DATE: JULY 21, 2016

Re: FOLIO # 03-4108-009-0240  
Property Address: 3894 SW 8 ST., Building 1  
Building Description: ONE Story, 2,836 ASF

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On JUNE 23, 2016, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one)

XX The parking lot(s) is not adjacent to or abutting a canal, lake or body of water.

\_\_\_ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami Dade County Code.

\_\_\_ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are NOT protected by a guardrail that complies with Section 8C-6 of the Miami Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrails and obtain all required inspection approvals no later than April 10, 2014.

  
\_\_\_\_\_  
(Signature) 21 July 2016

Rick L. Hernandez - Opste AIA  
(Print Name)  
LIC. NO. AR0013379

\_\_\_\_\_  
Seal of Architect or Engineer Executing the  
Certification Must Be Affixed in the Above Space



REQUEST AND AGREEMENT FOR RE-CERTIFICATION AS PER SECTION 8-11(f) OF THE CODE OF MIAMI DADE COUNTY

OWNER NAME: GARA INVESTMENT LLC  
Property Address(es): 3894 SW 8 ST., CORAL GABLES, FL 33134 BLDG. 1  
Property Folio: 03-4108-009-0240  
Date of Inspection for Purposes of this Report: JUNE 23, 2016

I X Blanca Balazar as property owner and/or authorized representative of the above referenced property(s) am requesting that Arcbuilders and Group, Inc. (the "company") prepare and submit the required \*Minimum Inspection Procedural Guidelines as required for Re-certification as stipulated in Section 8-11 (f) of The Code of Miami Dade County (referred to as "this report") subject to the unconditional release and limitation of liability. I have submitted to Arcbuilders and Group, Inc. documentation in reference to repairs/alterations/corrections which I have performed on the subject property(s) and by doing so take full responsibility for the proper completion of any repairs/corrections/alterations and/or maintenance of the building components. I am responsible to disclose in writing any known defects or violations at the time of inspection or at the time the report is to be prepared and accordingly I am attaching as may be applicable a document in that regard. I understand that Arcbuilders and Group, Inc. relies on the validity of this documentation and is not responsible to verify the validity, quality, means and methods or compliance with applicable laws of the repairs/alterations/corrections performed at the subject building.

I understand that this limited \*report being requested from Arcbuilders and Group Inc. is not a guaranty or warranty for any part of this property. Further I hold harmless and indemnify Arcbuilders and Group Inc. its principals, owners and employees from any and all liability arising from the preparation and submission of this report. I acknowledge that this report is prepared and is to be submitted to the Building Official as may be required for Re-Certification as referenced above. This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11(f) of The Code of Miami Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection or this report, only visual observations were conducted of areas and components as made accessible by property owner/representative on the day of inspection. Any repairs/corrections/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. In the event that Arcbuilders and Group Inc. its principals, owners or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, or any other theory of liability, the combined liability of the company and its principals, owners and employees shall be limited to a sum equal to the amount of the fee paid by the client for the original inspection and report. Property owner agrees to have no cause of action against the company and its principals, owners or employees beyond thirty days after the date of this agreement. In the event the property owner fails to prove adverse claims against company or its principals, owners or employees in a court of law, the property owner will pay all legal costs, expenses and fees in defending claim. By submitting this report to the Building Department, property owner accepts full responsibility and liability to continuously verify, correct, repair and maintain all components of this building whether included in this limited inspection report or not. Acceptance and understanding of this agreement are hereby acknowledged.

DRIVER LIC.

Blanca Balazar  
Print Name and Title  
X Balazar 7/7/16  
Signature Date

Subscribed and Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or who has Produced the following identification: \_\_\_\_\_

Notary Public, State of Florida  
My Commission expires: \_\_\_\_\_



City of Coral Gables  
Development Services



**RC-16-07-7439**

3894 SW 8 ST #

Folio #: 03-4108-009-0240  
Permit Description: 40 YEAR BUILDING  
RECERTIFICATION OR OLDER BUILT (1926)

EL \_\_\_\_\_  
ME \_\_\_\_\_  
PL \_\_\_\_\_

# OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC SERVICE		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R  
R-7/26/16

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of/or results from these plans.  
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES

Special Inspector required for the following:

- Special Inspector for PILING
- Special Inspector for REINFORCED MANSORY
- Special Inspector for \_\_\_\_\_

Note: Only the marked boxes apply.

**RC-16-07-7439**





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
AB-11-07-6073	07/11/2011	3894 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	TAKEOVER TO ROLL DOWN SECURITY GRILLES (3)	final	07/11/2011	01/07/2013	0.00
AB-11-08-6119	08/11/2011	3894 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	OUTSIDE SEATING \$2,000	issued	08/11/2011		0.00
AB-12-01-6243	01/06/2012	3894 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL SIGNS (LATIN BOHEMIA GRILL) \$5400	issued	01/06/2012		0.00
AB-12-05-7825	05/07/2012	3894 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	AWNING GREEN	final	05/09/2012	10/15/2013	0.00
AB-13-11-2347	11/12/2013	3894 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	EXTERIOR DEMOLITION \$200	issued	11/12/2013		0.00
BL-11-07-6520	07/15/2011	3894 SW 8 ST	SHUTTERS / LOUVERS / SECURITY BARS	***CANCELLED - REPLACED BY BL12111628 ***ROLL DOWN SECURITY GRILLES (3)	canceled		11/29/2012	0.00
BL-11-08-6665	08/19/2011	3894 SW 8 ST	MISCELLANEOUS WORK	OUTSIDE SEATING \$2,000	pending			0.00
BL-12-01-7603	01/27/2012	3894 SW 8 ST	SIGNS	ILLUMINATED WALL SIGNS (LATIN BOHEMIA GRILL) \$5400	final	03/06/2012	03/23/2012	0.00
BL-12-05-8273	05/14/2012	3894 SW 8 ST	AWNINGS / CANOPY	1 NEW AWNING -- GREEN \$3,750	final	08/06/2012	10/15/2013	0.00
BL-12-11-1628	11/29/2012	3894 SW 8 ST	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL ROLL DOWN SECURITY GRILLES (3) \$13,100	final	12/28/2012	01/07/2013	0.00
BL-13-11-3034	11/22/2013	3894 SW 8 ST	DEMOLITION EXTERIOR	*** CANCELLED - EXPIRED BOA SIGNATURE - DISCARDED *** EXTERIOR DEMOLITION OF INCINERATOR ( TOWER ) W/ SLAB & CBS SCREEN WALL \$200	canceled		12/29/2015	0.00
CE-08-10-0540	10/08/2008	3894 SW 8 ST	CODE ENF WARNING PROCESS	WT 79347 SRC 5-1907(2) ZONING CODE MAINTAINING A REAL ESTATE SIGN IN EXCESS OF 250 SQ. IN., MORE THAN ONE SIGN PROHIBITED	final	10/08/2008	10/08/2008	0.00
CE-11-01-4371	01/06/2011	3894 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH (3894 SW 8 ST.)	final	01/07/2011	01/07/2011	0.00
CE-11-05-7168	05/26/2011	3894 SW 8 ST	CODE ENF WARNING PROCESS	WT8107 SEC 54-29 CITY CODE (TRA) MUST REMOVE ALL TRASH & DEBRIS FROM PROPERTY.	final	05/26/2011	05/26/2011	0.00
CE-11-07-6213	07/12/2011	3894 SW 8 ST	CODE ENF WARNING PROCESS	WT15307 SEC 34-112 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM BUILDING. SPOKE TO REGARDING THIS ALREADY	final	07/12/2011	07/12/2011	0.00
CE-11-12-5231	12/03/2011	3894 SW 8 ST	CODE ENF WARNING PROCESS	WT6750 5-1902 ZONING CODE (BAN) BANNER, BALLOONS, FLAGS, AND OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED.	final	12/03/2011	12/03/2011	0.00
CE-11-12-5988	12/14/2011	3894 SW 8 ST	CODE ENF WARNING PROCESS	VERBAL WARNING BAN	final	12/14/2011	12/14/2011	0.00

CITY'S

EXHIBIT 3

CE-11-12-5989	12/14/2011	3894 SW 8 ST	CODE ENF WARNING PROCESS	VERBAL WARNING SNA	final		12/14/2011	0.00
CE-11-12-6314	12/17/2011	3894 SW 8 ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	T42384 5-1902 ZONING CODE (BAN) BANNERS & OTHER ATTENTION ATTRACTORS/ADVERTISING DEVICES ARE PROHIBITED. (FLAGS)	final	12/17/2011	01/18/2012	0.00
CE-13-02-1331	02/25/2013	3894 SW 8 ST	CODE ENF BOARD/MITIGATION	CASE #12782 PAYING ADMIN. COST OF \$108.75	final	02/25/2013	02/27/2013	0.00
CE-14-06-4139	06/26/2014	3894 SW 8 ST	CODE ENF WARNING PROCESS	SEC CH 5-1902 (BAN) ZC BANNERS THROUGHOUT BUSINESS - LATIN BOHEMIA GRILL)	final	06/26/2014	06/26/2014	0.00
CE-14-08-3128	08/19/2014	3894 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/22/2014	08/22/2014	0.00
CE-15-09-4259	09/15/2015	3894 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/01/2015	10/01/2015	0.00
CE-16-11-7236	11/16/2016	3894 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/21/2016	11/21/2016	0.00
EL-12-01-7684	01/30/2012	3894 SW 8 ST	ELEC SIGNS	ILLUMINATED WALL SIGNS (LATIN BOHEMIA GRILL)	final	03/08/2012	03/23/2012	0.00
EL-12-06-8886	06/13/2012	3894 SW 8 ST	ELEC COMMERCIAL / RESIDENTIAL WORK	PERMIT TO RE- INSTALL 2 LIGHT FIXTURE TO MATCH EXISTING IN FRONT OF BUILDING	final	06/13/2012	06/18/2012	0.00
EL-13-07-0201	07/03/2013	3894 SW 8 ST	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL 3 MOTORS FOR EXISTING ROLLER DOOR \$1,500	final	07/09/2013	07/31/2013	0.00
EL-14-01-1918	01/09/2014	3894 SW 8 ST	ELEC COMMERCIAL / RESIDENTIAL WORK	A/C REPLACEMENT - CHANGE OUT	canceled		05/15/2015	0.00
EL-14-01-1962	01/09/2014	3894 SW 8 ST	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE 2 SERVICE DISCONNECTS FOR 2 - 2 1/2 TON A/C UNITS	final	01/17/2014	01/24/2014	0.00
ME-13-07-0820	07/12/2013	3894 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGEOUT OF A 10 TON A/C UNIT \$5,600- PERMIT PAID INCORRECTLY -NEW PERMITS WILL BE CREATED (REFUND ISSUED)	canceled	07/31/2013	11/04/2013	0.00
ME-13-07-0825	07/12/2013	3894 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGEOUT OF A 5 TON UNIT \$5,000-PERMIT PAID INCORRECTLY -NEW PERMITS WILL BE CREATED (REFUND ISSUED)	canceled	07/31/2013	11/04/2013	0.00
ME-13-10-1752	10/30/2013	3894 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT OF 3 UNITS 15 TONS AND HEATERS ON ROOF \$10,500 - SUPPLEMENT ISSUED TO ADD 2 A/C UNITS 10 TONS TOTAL SEE ME 13112474	final	11/08/2013	05/15/2015	0.00
ME-13-11-1979	11/05/2013	3894 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELLED LOGGED IN INCORRECTLY-A/C CHANGEOUT OF A 10 TON A/C UNIT \$5,600-PERMIT PAID INCORRECTLY -NEW PERMITS WILL BE CREATED (REFUND ISSUED)	canceled		11/05/2013	0.00
ME-13-11-2474	11/13/2013	3894 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	SUPPLEMENT TO ADD 2 A/C UNITS FOR A TOTAL OF 10 ADDITIONAL TONS	final	11/18/2013	11/18/2013	0.00
ME-14-01-1862	01/08/2014	3894 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF EXISTING AIR DUCTS	final	01/17/2014	05/15/2015	0.00
PS-15-01-1103	01/26/2015	3894 SW 8 ST	TREE REMOVAL/RELOCATION	TREE REMOVAL 1-DEAD ROYAL PALM	final	02/02/2015	02/02/2015	0.00
PU-09-08-1603	08/06/2009	3894 SW 8 ST	PUBLIC RECORDS SEARCH	REQ 2 SETS OF SITE PLANS CRM INV#8168	final	08/06/2009	08/06/2009	0.00
PU-11-05-5417	05/03/2011	3894 SW 8 ST	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 93100798 CRM INV 013288	final	05/03/2011	05/03/2011	0.00
PU-11-07-6356	07/14/2011	3894 SW 8 ST	PUBLIC RECORDS SEARCH	REQ SITE PLAN COPY OF PERMIT 96030062 CRM INV 013784	final	07/18/2011	07/18/2011	0.00
PU-12-03-8528	03/20/2012	3894 SW 8 ST	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT 97110452	final	03/21/2012	03/21/2012	0.00
PU-12-05-7406	05/01/2012	3894 SW 8 ST	PUBLIC RECORDS SEARCH	REQ ELEVATION COPIES OF PERMIT 96030062	final	05/07/2012	05/07/2012	0.00
PU-15-03-4086	03/09/2015	3894	PUBLIC RECORDS	REQ A CD OF VARIOUS	final	03/09/2015	03/09/2015	0.00

		SW 8 ST	SEARCH	PERMITS				
RC-16-07-7439	07/25/2016	3894	BUILDING RE SW 8 ST CERTIFICATION	BUILDING RECERTIFICATION (1926) CONSTRUCTION REGULATION BOARD CASE #16-5677 AND UNSAFE STRUCTURE BOARD FEE	issued	07/25/2016		600.00
ZN-11-05-7373	05/31/2011	3894	PAINT / RESURFACE FL / SW 8 ST CLEAN	EXTERIOR PRESSURE CLEANING AND PAINT WALLS SW 6149 RELAXED KHAKI \$1200	final	05/31/2011	08/02/2011	0.00
ZN-15-02-1194	02/24/2015	3894	PAINT / RESURFACE FL / SW 8 ST CLEAN	PAINTING OF EXTERIOR DOORS BM 2153 50 DESERT TAN \$1000	stop work	02/24/2015		0.00
ZV-15-10-4552	10/05/2015	3894	ZONING LETTER SW 8 ST VERIFICATION	ZONING VERIFICATION LETTER	pending			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).



# 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>	LA BOHEMA GRILL	<b>Inspection Date:</b>	11/18/2014, 2/14/2017
<b>Address:</b>	3894 Southwest 8 Street	<b>InspectionType:</b>	AA-Tactical, Business (Annual Fire Inspection)
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Chester Oms Jr. 305-460-5074 coms@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	2836

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**NFPA 72 07**  
Floor 1

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## Chapter 10 Inspection, Testing, and Maintenance

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10.2.1.1 Is the fire alarm system tagged and all system is normal?

*Performance Verification.*

*To ensure operational integrity, the fire alarm system shall have an inspection, testing, and maintenance program. Inspection, testing, and maintenance programs shall satisfy the requirements of this Code, shall conform to the equipment manufacturer's published instructions, and shall verify correct operation of the fire alarm system.*

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**FL NFPA 01 10**  
Floor 1

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## Hood systems

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50.4.3.1 Failure to provide approved ventilation and fire protection of commercial cooking equipment. NFPA 96

*Fire-extinguishing equipment for the protection of grease removal devices, hood exhaust plenums, and exhaust duct systems shall be provided. [96.10.1.1] SYSTEM OF OUT DATE*

---

50.5.6.1 Excerpt: Upon inspection, if the exhaust system is found to...

*Have range hood exhaust system cleaned by qualified, certified company. Cleaning intervals to exceed recommendations of tables NFPA 13:1.5.1, provide documentation. Provide documentation that proper cleaning of system has been performed.*

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## Fire extinguishers

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13.6.9.3.1.1.1 Excerpt: Fire extinguishers shall be subjected to maintenance at intervals...

*Certify Fire extinguishers annually.*

**CITY'S**

**EXHIBIT**

4

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FL NFPA 101 10  
Floor 1

---

**Emergency lights**

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7.9.3.1 Excerpt: Required emergency lighting systems shall be tested in accordance...  
*Maintain emergency lights in approve working condition. Provide means of testing emergency lights.*

---

**Fire extinguishers**

---

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

---

**Tactical**

---

4.6.13.1 Fire Alarm system tagged and free of trouble conditions  
*Fire alarm system must have a current Tag and free of troubles. Fire alarm system must have a current Tag and free of troubles. OUT OF DATE*

---

**Inspector Comments:**

OCCUPANT LOAD OF 200 SHALL BE POSTED  
**Inspector Comments - Reinspection #1:**

---

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 Representative:**

  
Signature valid only in mobile-eye documents

Vacant  
2/14/2017







**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>	LA BOHEMA GRILL	<b>Inspection Date:</b>	2/14/2017
<b>Address:</b>	3894 Southwest 8 Street	<b>InspectionType:</b>	No Access
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Terrance J. Daniel 305-441-5776 tdaniel@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	2836

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 01 13 Chapter 1 Administration	1.7.6.1 - Right to inspect
<b>Comment:</b> The AHJ shall be authorized to inspect, at all reasonable times, any building or premises for dangerous or hazardous conditions or materials as set forth in this Code.			
Fail	Floor 1	FL NFPA 01 13 Chapter 1 Administration	1.7.6.3 - Right to inspect.
<b>Comment:</b> To the full extent permitted by law, any AHJ engaged in fire prevention and inspection work shall be authorized at all reasonable times to enter and examine any building, structure, marine vessel, vehicle, or premises for the purpose of making fire safety inspections.			

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**Inspector Comments:**

Building/Location appears to be vacant - unable to gain access at time of inspection.

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A re-inspection will occur on or after 3/2/2017.

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.

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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 - COPIED SIGNATURE - COPIED SIGNATURE  
COPIED SIGNATURE - COPIED SIGNATURE - COPIED SIGNATURE - COPIED SIGNATURE  
Signature valid only in mobile-eye documents

Representative:

Vacant  
2/14/2017

SIGNATURE - COPIED SIGNATURE - COPIED SIGNATURE  
COPIED SIGNATURE - COPIED SIGNATURE - COPIED SIGNATURE - COPIED SIGNATURE  
Signature valid only in mobile-eye documents

Inspector:

Terrance J. Daniel  
2/14/2017



**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>	LA BOHEMA GRILL	<b>Inspection Date:</b>	2/14/2017
<b>Address:</b>	3894 Southwest 8 Street	<b>InspectionType:</b>	Reinspection
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Terrance J. Daniel 305-441-5776 tdaniel@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	2836

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**NFPA 72 07**  
Floor 1

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**Chapter 10 Inspection, Testing, and Maintenance**

---

10.2.1.1 Is the fire alarm system tagged and all system is normal?

---

**FL NFPA 01 10**  
Floor 1

---

**Hood systems**

---

50.4.3.1 Failure to provide approved ventilation and fire protection of commercial cooking equipment. NFPA 96

---

50.5.6.1 Excerpt: Upon inspection, if the exhaust system is found to...

---

**Fire extinguishers**

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13.6.9.3.1.1.1 Excerpt: Fire extinguishers shall be subjected to maintenance at intervals...

---

**FL NFPA 101 10**  
Floor 1

---

**Emergency lights**

---

7.9.3.1 Excerpt: Required emergency lighting systems shall be tested in accordance...

---

**Fire extinguishers**

---

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

---

**Tactical**

---

4.6.13.1 Fire Alarm system tagged and free of trouble conditions

---

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 Representative:**

VACANT  
Signature valid only in mobile-eye documents

Vacant  
2/14/2017

**Inspector:**

  
Signature valid only in mobile-eye documents

Terrance J. Daniel  
2/14/2017



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3932 5938 6876

GARA INVESTMENT LLC  
C/O BLANCA A BALCAZAR  
1261 S POWERLINE RD  
POMPANO BEACH, FL 33069

RE: 3894 SW 8 ST, CORAL GABLES, FL  
FOLIO # 03-4108-009-0240  
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1926.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(1), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

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

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

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

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

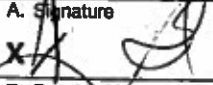
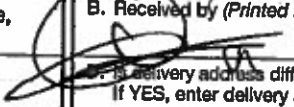

Sincerely,

Peter J. Iglesias, P.E.  
Building Official

CITY'S Composite

EXHIBIT

5

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature 	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: GARA INVESTMENT LLC C/O BLANCA A BALCAZAR 1261 S POWERLINE RD POMPANO BEACH, FL 33069	B. Received by (Printed Name) 	C. Date of Delivery
 9590 9402 1194 5246 9266 98	2. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label) 9171082133393259386876	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2015 PSN 7530-02-000-9053	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	

2016 Receipt

Domestic Return Receipt



## The City of Coral Gables

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

July 28, 2016

Gara Investment LLC  
1261 S. Powerline Road  
Pompano Beach, Florida 33069

**ADDRESS: 3894 S.W. 8st Street**  
**PROPERTY FOLIO #: 03-4108-009-0240**

Dear Property Owner/Manager:

This Department has received the 40-year Building Recertification Report ("Report") you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

Pursuant to said Code, you must complete the repairs one hundred and fifty (150) calendar days from the date on the recertification notice, April 25, 2016. Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter indicating the building is now recommended for recertification.

If you have any questions regarding the specific repairs identified in the Report please contact the original architect/engineer which prepared the Report. If you have further questions contact us at (305) 460-5250.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official

Re: Gara Investments LLC  
3894 SW 8<sup>th</sup> St  
Coral Gables, FL 33134

OK *[initials]*  
10/10/16

To Whom It May Concern,

Let this letter serve as a request to please grant us a 90 days extension following the due date for the 40 year recertification on this property located at 3894 SW 8<sup>th</sup> St, Coral Gables, FL 33134. We are asking for this extension for the reason that the property is in current negotiations to be sold and if the sale does not go through then we will begin the corresponding repairs to said property. We ask for your help in this matter, if you have any other questions or concerns please feel free to reach me at 954-371-6063.

Sincerely,



---

Blanca Balcazar





## The City of Coral Gables

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

October 10, 2016

Gara Investment LLC  
1261 S. Powerline Road  
Pompano Beach, Florida 33069


**ADDRESS: 3894 S.W. 8<sup>th</sup> Street**  
**PROPERTY FOLIO #: 03-4108-009-0240**

Dear Property Owner/Manager:

This Department has received your request for an extension to provide the 40-year Building Recertification Report ("Report") for the above property address. By these means, I am granting you ninety (90) calendar days from the date of this letter to provide the Recertification Report. Please note we will not be able to grant additional extensions; therefore, repairs to comply with the recertification criteria shall take place during these ninety (90) calendar days.

If you have any questions I can be reached at 305-460-5242.

Sincerely,



Manuel Z. Lopez, P.E.  
Building Official

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5677

vs.

GARA INVESTMENT, LLC  
1261 S. Powerline Road  
Pompano Beach, Florida 33069-4311

Return receipt number:

91 7108 2133 3932 6150 7177

Respondent.

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

Date: February 27, 2017

Re: **3894 S.W. 8<sup>th</sup> Street**, Coral Gables, Florida 33134-3002 and legally described as Lots 1-2-3, Block 3, of 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 03-4108-009-0240 ("Property").

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

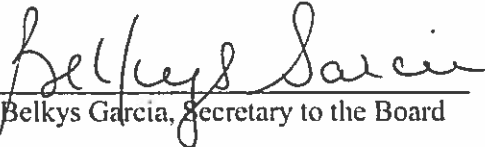
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on March 13, 2017, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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](mailto: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](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

C:

Gara Investment, LLC, 3894 S.W. 8<sup>th</sup> Street, Coral Gables, Florida 33134-3002

Gara Investment, LLC, c/o Blanca A. Balcazar, 1261 S. Powerline Road, Pompano Beach, Florida 33069-4311



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint Case #: 16-5677

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED. BY ME. AT THE  
ADDRESS OF 3894 SW 8<sup>th</sup> Street, ON 2-27-17  
AT 9:25 a.m.

EDUARDO MARTIN  
Employee's Printed Name

Eduardo Martin  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 27<sup>th</sup> day of February, in  
the year 20 17, by Eduardo Martin who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

3894 S.W. 8<sup>th</sup> Street





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
GARA INVESTMENT LLC

### Filing Information

**Document Number** L10000061115  
**FE/EIN Number** 27-2813759  
**Date Filed** 06/08/2010  
**Effective Date** 06/02/2010  
**State** FL  
**Status** ACTIVE

### Principal Address

3894 SW 8 TH STREET  
CORAL GABLES, FL 33134

Changed: 04/25/2012

### Mailing Address

1261 S POWERLINE RD  
POMPANO BEACH, FL 33069

Changed: 03/18/2015

### Registered Agent Name & Address

BALCAZAR, BLANCA A  
1261 S POWERLINE RD  
POMPANO BEACH, FL 33069

Address Changed: 03/18/2015

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

BALCAZAR, BLANCA A

1261 S POWERLINE RD  
POMPANO BEACH, FL 33069

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2014	02/14/2014
2015	03/18/2015
2016	03/15/2016

**Document Images**

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<a href="#">06/08/2010 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



CFN 2011R0116572  
 OR Bk 27594 Pgs 0798 - 799 (2pgs)  
 RECORDED 02/22/2011 11:33:13  
 DEED DOC TAX 6,150.00  
 SURTAX 4,612.50  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

RK

Prepared by and return to:  
 Evette Arguinzoni  
 Paralegal  
 Joseph M. Balocco, P.A.  
 1323 SE Third Avenue  
 Fort Lauderdale, FL 33316  
 954-764-0005  
 File Number: Gara 11-005  
 Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 15th day of February, 2011 between BJP Investment Corporation, a Florida corporation whose post office address is 2324 Steinway Street, Astoria, NY 11105, grantor, and Gara Investment LLC, a Florida limited liability company whose post office address is 1261 S Powerline Road, Pompano Beach, FL 33069, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lots 1, 2 and 3, Block 3, of REVISED PLAT OF 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.

Parcel Identification Number: 0341080090240

SUBJECT TO: property taxes for the year of closing; covenants, restrictions and public utility easements of record; and zoning and governmental regulations.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

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

DoubleTime



Signed, sealed and delivered in our presence:

*Joseph M. Balocco Jr.*  
Witness Name: Joseph M. Balocco Jr.  
*Evette Argunzon*  
Witness Name: Evette Argunzon

BJP Investment Corporation, a Florida corporation  
By: *Kevin Perez*  
Kevin Perez, President

(Corporate Seal)

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 15th day of February, 2011 by Kevin Perez, President of BJP Investment Corporation, a Florida corporation, on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



*Evette Argunzon*  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_