



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 1/4/2017

Property Information	
Folio:	03-4108-009-2201
Property Address:	43 SIDONIA AVE Coral Gables, FL 33134-3455
Owner	KDM INVESTMENTS GROUP CORP
Mailing Address	1920 N COMMERCE PKWY #1920 3 WESTON, FL 33326 USA
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,109 Sq Ft
Lot Size	5,500 Sq.Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$385,000	\$357,500	\$275,000
Building Value	\$168,407	\$151,588	\$145,995
XF Value	\$129	\$114	\$115
Market Value	\$553,536	\$509,202	\$421,110
Assessed Value	\$553,536	\$350,556	\$318,688

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction		\$158,646	\$102,422

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

Short Legal Description
CORAL GABLES DOUGLAS SEC PB 25-6 LOT 23 BLK 23 LOT SIZE 50.000 X 110 OR 19430-3106 08/2000 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$553,536	\$350,556	\$318,688
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$553,536	\$509,202	\$421,110
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$553,536	\$350,556	\$318,688
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$553,536	\$350,556	\$318,688

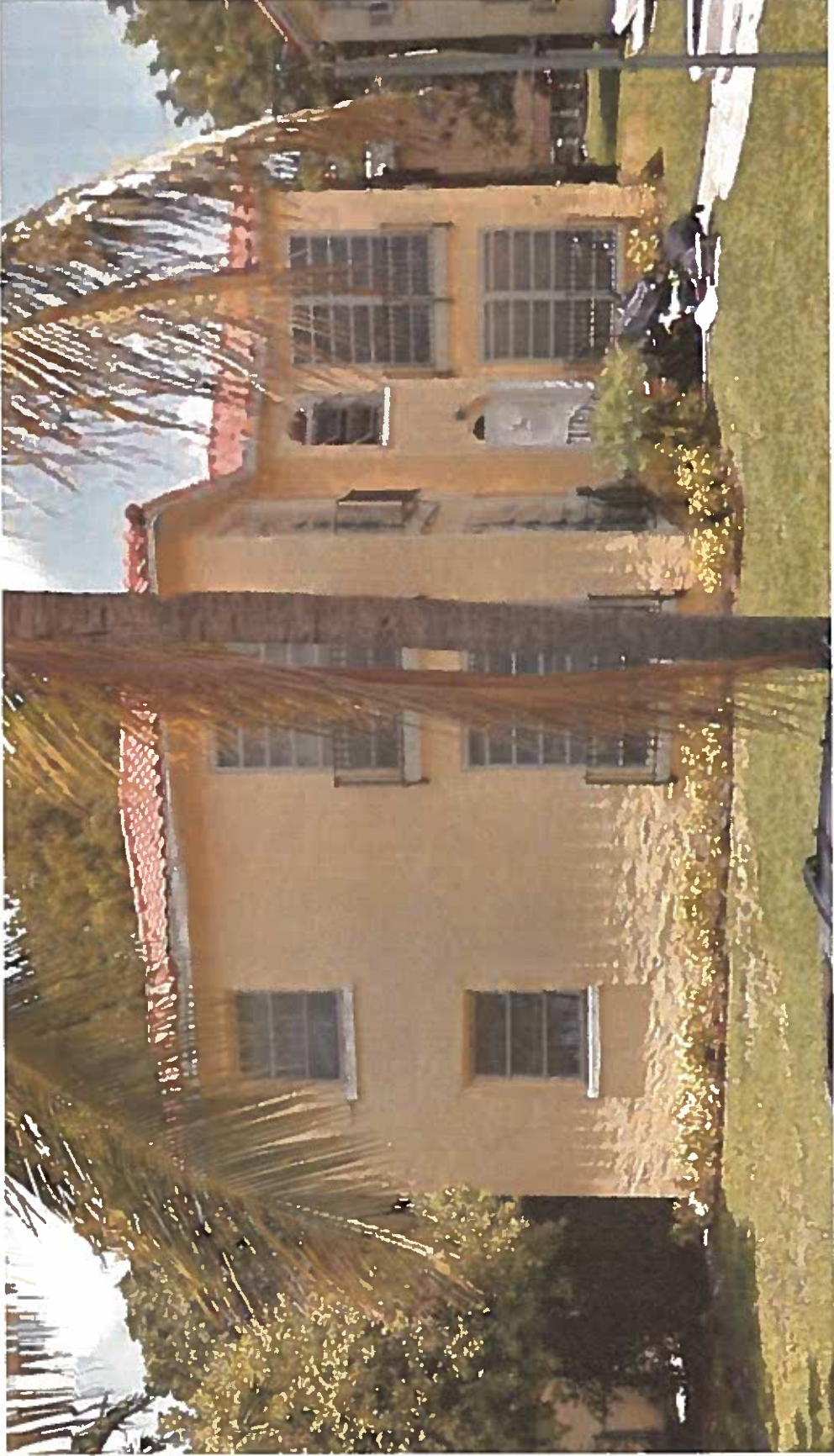
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/26/2015	\$740,000	29563-2106	Qual by exam of deed
08/01/2000	\$300,000	19430-3106	Sales which are qualified
08/01/1995	\$230,000	16902-1617	Sales which are qualified
02/01/1991	\$185,000	14919-41	Sales which are qualified

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

Version:

CITY'S

EXHIBIT 1



43 Sidonia Ave

43 Sidonia Ave

Owner (Registered Agent)

KDM Investments Group Corp.

c/o F & S Projects Corp.

Registered Agent

1920 N. Commerce Pkwy

Suite 1920-3

Weston, FL 33326-3243

ORIGINAL

ARCBUILDERS + GROUP INC.

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

RE: 03-4108-009-2201

DATE: JULY 29, 2016

OWNER NAME: GARA INVESTMENT LLC

Property Address: 43 SIDONIA AVE., CORAL GABLES, FL BLDG. 1

DATE of INSPECTION FOR PURPOSES OF THIS DOCUMENT: MAY 31, 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., AR0013379

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.

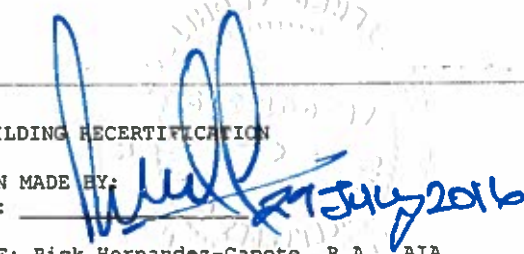
CITY'S

EXHIBIT

2

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION

INSPECTION COMMENCE
DATE: 5/31/16

INSPECTION MADE BY:
SIGNATURE: 

INSPECTION COMPLETED
DATE: 5/31/16

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: KDM INVESTMENTS GROUP CORP
- b. Property address: 43 SIDONIA AVE., CORAL GABLES, FL BLDG. 1
- c. Legal description: LOT 23 BLK 23...
- d. Owner's name: Same as title
- e. Owner's mail address: 1920 N COMMERCE PKWY #1920 3, WESTON, FL 33326
- f. Building Official Folio Number: 03-4108-009-2201
- g. Building Code Occupancy Classification: MULTIFAMILY
- h. Present use: MULTIFAMILY
- i. General description, type of construction, size, number of stories, and special features.
CBS, two story, per Dade County Property Appraiser was built vintage 1926, and has 3,109 ASF.
- j. Additions to original structure: NONE OBSERVED at time of inspection, however, please refer to 2B. 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.

2. Present Condition of Structure:

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

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 PERMIT HISTORY AND FINAL INSPECTIONS ON ALL EXTERIOR AND INTERIOR REMODELING PERFORMED AT RESIDENTIAL UNITS, INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING. ALSO, TO INCLUDE ANY GROUND FLOOR FOUNDATION WOOD FRAMING REPAIRS OR REINFORCEMENT OF BATHROOM WET AREAS, AND RETILING OF FLOORING AT RESIDENTIAL UNITS. PROVIDE CORRECTION OF VIOLATION CITED IN ANNUAL FIRE INSPECTION REPORT FROM THE CITY OF CORAL GABLES. 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.

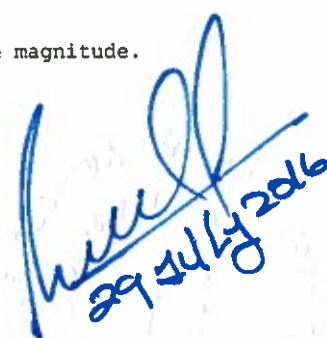
PLEASE REFER TO 2B.

- 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: 5/31/16
- c. Name and qualification of individual submitting inspection report: RICARDO HERNANDEZ-CAPOTE
Rick Hernandez-Capote, R.A., AIA AR0013379, AAC001931
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:



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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- FAIR, for age of structure.
- b. Clay tile or terra cotta units- N/A
- c. Reinforced concrete tie columns- FAIR, for age of structure.
- d. Reinforced concrete tie beams- FAIR, for age of structure.
- e. Lintels- FAIR, for age of structure.
- f. Other type bond beams- FAIR, for age of structure.
- g. Masonry finishes - exterior:
 1. Stucco- FAIR, for age of structure.
 2. Veneer- FAIR, for age of structure.
 3. Paint only- FAIR, for age of structure.
 4. Other (describe)- N/A
- h. Masonry finished - interior:
 1. Vapor barrier- Seemingly watertight at time of inspection, however, 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
 3. Panelling- FAIR appearance
 4. Paint only- FAIR appearance
 5. Other (describe)- N/A

[Handwritten Signature]
29 July 2016

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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)

Hip tile roof seemingly in fair condition. PLEASE REFER TO ATTACHED PERMIT # 3083346 FOR REROOF. 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:

AC equipment: Wall units, PLEASE REFER TO 2B.
 3. Note types of drains and scuppers and condition:

Positive flow: FAIR condition for age of structure.
- b. Floor system(s):
1. Describe (type of system framing, material, spans, condition)

Wood sub. flooring at ground and second floor, 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.
7. Steel Framing Systems:
- a. Description: None observed.
- b. Exposed Steel - describe condition of paint and degree of corrosion: N/A

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[Handwritten Signature]
29 July 2016

- 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.

- 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)

AWNING PLEASE REFER TO 2B.

- b. Anchorage - type and condition of fasteners and latches:

Machine screws and bolts

- c. Sealants - type and condition of perimeter and sealants & at mullions:

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.

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

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.

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e. General condition:

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:

PLEASE REFER TO 2B. Wood sub. flooring at ground and second floor, and roof, Hand-framed wood joist members and tongue and groove decking.

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

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:

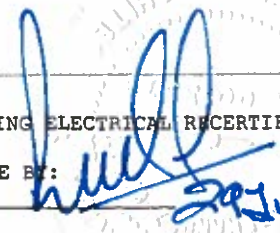
Visual observations conducted of open and visibly accessible spaces.

Handwritten signature and date in blue ink: "Full" and "29 July 2016". A circular embossed seal is partially visible behind the text.

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MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCE
DATE: 5/31/16

INSPECTION MADE BY:
SIGNATURE: 

INSPECTION COMPLETED
DATE: 5/31/16

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

MUST BE SIGNED AND
SEALED BY ARCHITECT AND
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: KDM INVESTMENTS GROUP CORP
- l. Property address: 43 SIDONIA AVE., CORAL GABLES, FL BLDG. 1
- m. Legal description: LOT 23 BLK 23...
- n. Owner's name: Same as title
- o. Owner's mail address: 1920 N COMMERCE PKWY #1920 3, WESTON, FL 33326
- p. Building Official Folio Number: 03-4108-009-2201
- q. Building Code Occupancy Classification: MULTIFAMILY
- r. Present use: MULTIFAMILY
- s. General description, type of construction, size, number of stories, and special features.
- CBS, two story, per Dade County Property Appraiser was built vintage 1926, and has 3,109 ASF.
- t. Additions to original structure: NONE OBSERVED at time of inspection, however, please refer to 2B. 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, one feeder with three wires: two wires approx. 350 mcm and one wire approx. 4/0 in size.
- a. SIZE: AMPERAGE (125 amp RATING); FUSES (); BREAKER (X)
- b. PHASE: 3 ϕ (); 1 ϕ (X);
- c. CONDITION: GOOD (); FAIR (); NEED REPAIR/VERIFICATION (X)
- d. COMMENTS: PROVIDE PERMIT HISTORY AND FINAL INSPECTION OF ALL RESIDENTIAL UPDATED ELECTRICAL PANEL BOARDS LOCATED AT THE REAR SIDE ELECTRICAL METER ROOM, INCLUDING THE HOUSE PANEL, SERVICE, DISCONNECTS, GROUNDING, ETC. PROVIDE CORRECTION OF VIOLATION CITED IN ANNUAL FIRE INSPECTION REPORT FROM THE CITY OF CORAL GABLES. PROVIDE PERMIT HISTORY AND FINAL INSPECTIONS FOR POINT OF USE WATER HEATERS LOCATED AT KITCHENS OF ALL UNITS. MASTER ELECTRICIAN TO PROVIDE SINGLE STATION HARD WIRED SMOKE DETECTORS OUTSIDE OF ALL SLEEPING AREAS AS NECESSARY. IN ALL SLEEPING ROOMS (BEDROOMS), PROVIDE EITHER HARD-WIRED SINGLE STATION SMOKE DETECTORS OR 10-YEAR PERMANENT BATTERY TYPE. PROVIDE COMPLETED SMOKE DETECTOR FORM FROM THE CITY OF CORAL GABLES FIRE DEPARTMENT. MASTER ELECTRICIAN TO VERIFY/PROVIDE DEDICATED OUTLETS FOR ALL WALL AIR CONDITIONING UNITS. MASTER ELECTRICIAN TO VERIFY/PROVIDE EMERGENCY AND EXIT LIGHTS IN FRONT, REAR STAIRCASES, ALL MID-LANDINGS, AND AS

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.

NECESSARY (TO BE CONNECTED ELECTRICALLY TO DEDICATED ELECTRICAL OUTLETS). MASTER ELECTRICIAN TO PROVIDE FRONT AND REAR INTERIOR STAIRCASE ADDITIONAL EGRESS ILLUMINATION. 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.

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 (X) PLEASE REFER TO ID.
- b. LOCATION:
GOOD (); REQUIRES REPAIR ()
- c. COMMENTS: None observed.
- c. TAPS AND FILL:
GOOD (); REQUIRES REPAIR (X) PLEASE REFER TO ID.

4. ELECTRICAL PANELS:

- a. PANEL # (1-4): GOOD (); REQUIRES REPAIR/VERIFICATION (X)
Location: PLEASE REFER TO ID. 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)
- 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)

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.

7. GROUNDING OF EQUIPMENT: GOOD (); REQUIRES REPAIR/VERIFICATION (X)

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.

8. SERVICE CONDUITS RACEWAYS; CONDITION: GOOD (); REQUIRES REPAIR/VERIFICATION (X)

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

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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)

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.

10. TYPES OF WIRING METHODS:

CONDUIT RACEWAYS; RIGID: GOOD (); REQUIRES REPAIR/VERIFICATION (X)
 CONDUIT; PVC: GOOD (); REQUIRES REPAIR ()
 NM CABLE: GOOD (); REQUIRES REPAIR ()
 BX CABLE: GOOD (); REQUIRES REPAIR ()

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.

11. FEEDER CONDUCTORS; CONDITION: 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.

12. EMERGENCY LIGHTING: 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.

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

COMMENTS: FRONT AND REAR INTERIOR STAIRCASE REQUIRE ADDITIONAL EGRESS ILLUMINATION. PLEASE REFER TO 1D. CURBSIDE PARKING ONLY. 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: N/A (X); GOOD (); REQUIRES REPAIR ()

COMMENTS: None observed. 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 1D. 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.

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Handwritten signature and date: 29 July 2016

- 16. EXIT LIGHTS: GOOD () ; REQUIRES REPAIR/VERIFICATION (X)
 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.
- 17. EMERGENCY GENERATOR: N/A (X) ; GOOD () ; REQUIRES REPAIR ()
 COMMENTS: None observed.
- 18. WIRING IN OPEN OR UNDER COVER PARKING, GARAGE AREAS: ADDITIONAL ILLUMINATION N/A (X) ; GOOD () ; REQUIRED ()
 COMMENTS: N/A. CURBSIDE PARKING ONLY. 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.
- 19. OPEN OR UNDER COVER PARKING SURFACE AND SECURITY LIGHTING: ADDITIONAL ILLUMINATION N/A (X) ; GOOD () ; REQUIRED ()
 COMMENTS: N/A. CURBSIDE PARKING ONLY. As observed/measured at time of inspection based on age of structure. 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 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 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.

Handwritten signature and date stamp: 29 July 2016

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

DATE: July 29, 2015

Re: Folio No. 03-4108-009-2201
Property Address: 43 SIDONIA AVENUE, Bldg. No.: 1
Building Description: TWO STORY MULTIFAMILY

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.

The undersigned states the following:

On MAY 31, 2016 I inspected the cited property. All parking is frontage (curbside) parking. There is no parking on the property. Therefore, parking illumination is non-applicable.

Please refer to 19 of Electrical Portion attached hereto.


Signature and Seal of Architect or Engineer

RICK L. HERNANDEZ-COYOTE AIA
LIC. NO. AR0013379
(Print Name)

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

DATE: JULY 29, 2016

Re: FOLIO # 03-4108-009-2201
Property Address: 43 SIDONIA AVE., Building 1
Building Description: TWO Story, 3,109 ASF

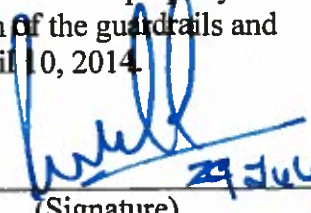
The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On MAY 31, 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.


29 July 2016
(Signature)

Ruk L. HERNANDEZ-Capote DIA
(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: KDM INVESTMENTS GROUP CORP
Property Address(es): 43 SIDONIA AVE., CORAL GABLES, FL 33134 BLDG. 1
Property Folio: 03-4108-009-2201
Date of Inspection for Purposes of this Report: MAY 31, 2016

I X TAE KIM 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.

X TAE KIM | MANAGER
Print Name and Title

X
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

OFFICE SET



RC-16-08-5776

43 SIDONIA AVE #

Folio #: 03-4108-009-2201

Permit Description: BUILDING RECERTIFICATION

EL _____
ME _____
PL _____

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 8-4-16

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-16-08-5776





Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-09-04-3076	04/28/2009	43 SIDONIA AVE	CODE ENF WARNING PROCESS	WT79002 SEC54-149 CC (CLO) TRASH/RECYCLING CONTAINERS MUST BE KEPT ON SIDE PROPERTY AT ALL TIMES.	final	04/28/2009	05/06/2011	0.00
CE-09-12-2801	12/21/2009	43 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38859 SEC 62-133 CC (ORW) BROKEN GLASS AND CONTAINER FULL OF LIQUID ON R/W. DANGER TO LIFE SAFETY. MUST REMOVE IMMEDIATELY.	canceled	12/21/2009		0.00
CE-10-02-3519	02/17/2010	43 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37015 SEC 62-133 CC (ORW) GLASS ON CITY R/W - DANGER TO LIFE SAFETY. MUST REMOVE.	final	02/17/2010	08/09/2010	0.00
CE-10-02-3520	02/17/2010	43 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37014 SEC 54-153 CC (DAY) TRASH ON SWALE 2 DAYS PRIOR TO SCHEDULED P/U (APT 4). MUST REMOVE.	canceled	02/17/2010		0.00
CE-10-12-3796	12/08/2010	43 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T42072 SEC 54-153 CC (DAY) TRASH ON R/W 2 DAYS PRIOR TO SCHEDULED P/U (BOXES). MUST REMOVE. PREVIOUSLY CITED 2/17/10.	final	12/08/2010	01/03/2011	0.00
CE-11-05-5632	05/06/2011	43 SIDONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (43 SIDONIA AVE.)	final	05/06/2011	05/06/2011	0.00
CE-11-10-6343	10/07/2011	43 SIDONIA AVE	CODE ENF WARNING PROCESS	POO NOTICE	final	10/07/2011	10/07/2011	0.00
CE-12-08-0666	08/10/2012	43 SIDONIA AVE	CODE ENF WARNING PROCESS	CLO NOTICE POSTED / LETTER POSTED	final	08/10/2012	08/11/2012	0.00
CE-15-03-5169	03/26/2015	43 SIDONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/30/2015	03/30/2015	0.00
CE-16-07-6235	07/01/2016	43 SIDONIA	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/06/2016	07/06/2016	0.00

CITY'S
EXHIBIT

3

		AVE							
HI-09-07-2785	07/17/2009	43 SIDONIA AVE	LETTER OF HISTORIC SIGNIFICANCE		final	12/02/2009	12/02/2009	0.00	
PU-15-03-4246	03/11/2015	43 SIDONIA AVE	PUBLIC RECORDS SEARCH	REQ RECERTIFICATION COPY AND PERMIT HISTORY	final	03/11/2015	03/11/2015	0.00	
PU-16-06-8026	06/29/2016	43 SIDONIA AVE	PUBLIC RECORDS SEARCH	COPY OF LAST RECERTIFICATION	final	06/29/2016	06/29/2016	0.00	
RC-16-08-5776	08/04/2016	43 SIDONIA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1926) CONSTRUCTION REGULATION BOARD CASE #16- 5678 AND UNSAFE STRUCTURE BOARD FEE	issued	08/04/2016		600.00	

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



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

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

Occupant Name:	43 Sidonia Ave. Apartments - 4 units	Inspection Date:	8/23/2016
Address:	43 Sidonia Avenue	InspectionType:	Reinspection
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

**FL NFPA 101 13
Floor 1**

Fire extinguishers

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

OK Violation cleared on 8/23/2016

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

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

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

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

Company Representative:

(Handwritten signature)
 No Signature
 8/23/2016 2:58:15 PM
 Signature valid only in mobile-eye documents

No Signature
8/23/2016

CITY'S

EXHIBIT

4

Signature - COPIED SIGNATURE
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Leonard Veight - COPIED SIGNATI
RE COPIED SIGNATURE COPIE
07/32 SIGNATURE COPIED SIG
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COPIED SIGNATURE COPIED
8/23/2016 8:15 PM COPIED SIGNATURE
Signature valid only in mobile-eyes documents

Inspector:

Leonard Veight
8/23/2016



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 6944

KDM INVESTMENTS GROUP CORP
C O F & S PROJECTS CORP
1920 N COMMERCIAL PKWY #1920-3
WESTON, FL 33326

RE: 43 SIDONIA AVE. CORAL GABLES, FL.
FOLIO # 03-4108-009-2201
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. The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

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

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

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S Composite
EXHIBIT 5

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
KDM INVESTMENTS GROUP CORP
C/O F&B PROJECTS CORP
1920 N COMMERCE PKWY #1920-3
WESTON, FL 33326



9590 9402 1194 5246 9267 28

2. Article Number (Transfer from service label)
91-7108-2133-3932-5938-6944

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Addressee Agent
[Signature]

B. Received by (Printed Name) Date of Delivery
[Signature] 7/28/11

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - 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

August 4, 2016

KDM Investments Group Corp.
1920 N. Commerce Parkway #1920 3
Weston, Florida 33326

ADDRESS: 43 Sidonia Avenue
PROPERTY FOLIO #: 03-4108-009-2201

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5678

vs.

KDM INVESTMENTS GROUP CORP.
c/o F & S Projects Corp.
1920 N. Commerce Parkway
Suite 1920-3
Weston, Florida 33326-3243

Return receipt number:

91 7108 2133 3932 7093 3851

Respondent.

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

Date: January 23, 2017

Re: 43 Sidonia Avenue, Coral Gables, Florida 33134-3455 and legally described as Lot 23, Block 23, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 6, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-2201 ("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 February 6, 2017, at 2:00 p.m.

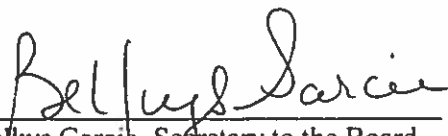
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the 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

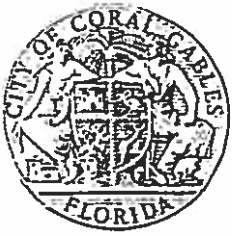
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5678

Title of Document Posted: Construction Regulation Board Case

I, Jose Iglesias, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 43 SIDONIA AVENUE, ON 1-23-17
AT 10:10 AM.

Jose Iglesias
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 23rd day of January, in
the year 20 17, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

43 SIDONIA AVENUE



This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5678

vs.

KDM INVESTMENTS GROUP CORP.
c/o F & S Projects Corp.
1920 N. Commerce Parkway
Suite 1920-3
Weston, Florida 33326-3243

Return receipt number:

91 7108 2133 3932 6150 7092

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on February 6, 2017, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, KDM INVESTMENTS GROUP CORP., and any lienholders of record for the structure located on the property at **43 Sidonia Avenue**, Coral Gables, Florida, 33134-3455, and having folio number 03-4108-009-2201 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall provide City staff access to the units; b) City's Electrical Official and/or Electrical Inspectors to inspect the property for life safety violations; c) refer matter to the Code Enforcement Division due to work performed without permits; d) the owner shall appear at the March 13, 2017 hearing and provide update on the structure's deficiencies.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within seven (7) days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 8th day of February, 2017.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5678

vs.

KDM INVESTMENTS GROUP CORP.
c/o F & S Projects Corp.
1920 N. Commerce Parkway
Suite 1920-3
Weston, Florida 33326-3243

Return receipt number:

91 7108 2133 3932 6150 7092

Respondent.

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4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within seven (7) days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
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7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 8th day of February, 2017.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5678

vs.

KDM INVESTMENTS GROUP CORP.
c/o F & S Projects Corp.
1920 N. Commerce Parkway
Suite 1920-3
Weston, Florida 33326-3243

Return receipt number:

91 7108 2133 3932 6150 7160

Respondent.

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

Date: February 27, 2017

Re: 43 Sidonia Avenue, Coral Gables, Florida 33134-3455 and legally described as Lot 23, Block 23, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 6, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-2201 ("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-I 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.

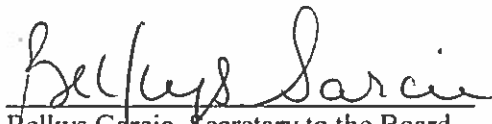
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Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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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.

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Belkys Garcia, Secretary to the Board

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CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5678

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 43 Sidonia Ave, ON 2-27-17
AT 10:45 AM.

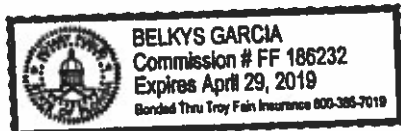
JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 27th day of February, in
the year 20 17, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

43 Sidonia Avenue



Prepared by:

Inaki Saizarbitoria
Attorney at Law
INAKI SAIZARBITORIA, ESQ., P.A.
21 SW 15th Road Suite 200
Miami, FL 33129
305-374-4106
File Number: PINILLA-KDM1NV
Return to:
R&S International Law Group, LLP
1000 Brickell Avenue, Suite 400, Miami, FL 33131
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of March, 2015 between Graciela Casso Pinilla and Martin Pinilla, wife and husband whose post office address is 4906 SAN AMARO DRIVE, Coral Gables, FL 33146, grantor, and KDM Investments Group Corp., a Florida corporation whose post office address is 1920 N. Commerce Parkway, Suite 1920-3, Weston, FL 33326, 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:

Lot 23, Block 23, Revised Plat of Coral Gables Douglas Section, according to the Plat thereof as recorded in Plat Book 25, Page 69, Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4108-009-2201

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2014.

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

Signed, sealed and delivered in our presence:

Inaki Saizarbitoria
Witness Name: INAKI SAIZARBITORIA

Graciela Casso Pinilla (Seal)
Graciela Casso Pinilla

Inaki Saizarbitoria
Witness Name: Inaki Saizarbitoria

Martin Pinilla (Seal)
Martin Pinilla

Inaki Saizarbitoria
Witness Name: INAKI SAIZARBITORIA

Inaki Saizarbitoria
Witness Name: Inaki Saizarbitoria

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 26th day of March, 2015 by Graciela Casso Pinilla and Martin Pinilla, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Inaki Saizarbitoria
Notary Public

Printed Name: _____

My Commission Expires: _____



DIVISION of
CORPORATIONS
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Detail by Entity Name

Florida Profit Corporation

KDM INVESTMENTS GROUP CORP

Filing Information

Document Number	P15000019434
FEI/EIN Number	47-3297196
Date Filed	02/27/2015
Effective Date	02/25/2015
State	FL
Status	ACTIVE

Principal Address

1920 N COMMERCE PARKWAY
SUITE 1920-3
WESTON, FL 33326

Mailing Address

1920 N COMMERCE PARKWAY
SUITE 1920-3
WESTON, FL 33326

Registered Agent Name & Address

F&S PROJECTS CORP
1920 N COMMERCE PARKWAY
SUITE 1920-3
WESTON, FL 33326

Officer/Director Detail

Name & Address

Title PTD

HUH, KI SOO
1920 N COMMERCE PARKWAY, SUITE 1920-3
WESTON, FL 33326

Title S

KIM, TAE
1920 N COMMECE PARKWAY, STE. 1920-3
WESTON, FL 33326

Annual Reports

Report Year	Filed Date
2016	04/20/2016

Document Images

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