



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 2 1

Property Information	
Folio:	03-4108-009-3940
Property Address:	114 MENDOZA AVE Coral Gables, FL 33134-4069
Owner	FRALURA INC R.D. INVESTMENT MANAGMENT
Mailing Address	2460 SW 22 ST 2ND FLR MIAMI, FL 33145
PA Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	25 / 16 / 0
Floors	4
Living Units	16
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	14,729 Sq Ft
Lot Size	11,500 Sq Ft
Year Built	1970



Assessment Information			
Year	2017	2016	2015
Land Value	\$862,500	\$805,000	\$747,500
Building Value	\$1,097,500	\$1,048,000	\$1,112,500
XF Value	\$0	\$0	\$0
Market Value	\$1,960,000	\$1,853,000	\$1,860,000
Assessed Value	\$1,770,133	\$1,609,212	\$1,462,920

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$189,867	\$243,788	\$397,080

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

Short Legal Description
CORAL GABLES DOUGLAS SEC PB 25-69 LOTS 7 & 8 BLK 39 LOT SIZE 100 000 X 115 OR 11455-977 0582 4

Taxable Value Information			
	2017	2016	1
County			
Exemption Value	\$0	\$0	
Taxable Value	\$1,770,133	\$1,609,212	\$1 46
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$1,960,000	\$1,853,000	\$1 8
City			
Exemption Value	\$0	\$0	
Taxable Value	\$1,770,133	\$1,609,212	\$1 46
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$1,770,133	\$1,609,212	\$1 46

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Descript

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

114 Mendoza Ave

<p><u>Owner</u> Fralura Inc. 2460 SW 22 St, 2nd Floor Coral Gables, FL 33145-3454</p>	<p><u>Owner (Registered Agent)</u> Fralura Inc. c/o Alfredo G. Duran Registered Agent 2340 S Dixie Hwy Miami, FL 33133-2314</p>
<p><u>Mortgagee</u> Ocean Bank 780 NW 42 Ave Miami, FL 33126-5540</p>	<p><u>Lienholder</u> State of Florida L.H. Fuchs Executive Director Department of Revenue 8175 NW 12 St Miami, FL 33126-1828</p>

114 MENDOZA AVENUE





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-11-08-5523	08/04/2011	114 MENDOZA AVE	BOA COMPLETE (LESS THAN \$75,000)	INSTALLATION RAILINGS IN WALKWAY AREA, ELECTRICAL WORK, MINOR CONCRETE REPAIRS, NEW EXTERIOR FLOOR TILE \$20000	final	08/08/2011	09/08/2014	0.00
BL-11-08-5855	08/09/2011	114 MENDOZA AVE	INT / EXT ALTERATIONS	INSTALLATION RAILINGS IN WALKWAY AREA, ELECTRICAL WORK, MINOR CONCRETE REPAIRS, NEW EXTERIOR FLOOR TILE \$20,000	final	01/20/2012	09/23/2013	0.00
BL-14-12-4424	12/23/2014	114 MENDOZA AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOM), FLOORING @ UNIT 44 \$9,000	final	01/23/2015	04/16/2015	0.00
CE-11-06-7880	06/29/2011	114 MENDOZA AVE	CODE ENF WARNING PROCESS	TRU NOTICE	final	06/29/2011	06/29/2011	0.00
CE-12-10-1211	10/18/2012	114 MENDOZA AVE	CODE ENF BOARD/MITIGATION	CASE # 12699 PAYING SPECIAL MASTER AMOUNT OF \$1,750	final	10/18/2012	10/30/2012	0.00
CE-13-07-1464	07/22/2013	114 MENDOZA AVE	CODE ENF BOARD/MITIGATION	CASE # 12629 PAYING MITIGATION FEE	final	07/22/2013	07/25/2013	0.00
CE-13-09-0888	09/17/2013	114 MENDOZA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/18/2013	09/18/2013	0.00
CE-13-12-2071	12/10/2013	114 MENDOZA AVE	CODE ENF BOARD/MITIGATION	CASE 12748/12629 PAYING MITIGATED FINE AMOUNT OF \$7500	final	12/13/2013	12/17/2013	0.00
CE-14-12-4428	12/23/2014	114 MENDOZA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE 256585 / TICKET # 55535	final	12/29/2014	12/29/2014	0.00
EL-11-11-6060	11/21/2011	114 MENDOZA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	24 LIGHT SOCKETS; 2 PARKING LIGHT AND POSTS; 14 ROUGH IN OUTLETS	final	04/10/2012	07/16/2012	0.00
EL-14-02-2350	02/13/2014	114 MENDOZA AVE	ELEC CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR	final	02/13/2014	04/07/2014	0.00

CITY'S

EXHIBIT

2

Permit ID	Issue Date	Address	Work Description	Notes	Status	Start Date	End Date	Amount
EL-14-03-2022	03/03/2014	114 MENDOZA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	FROM WINTEGRATE #98070687 FOR ELEC CONNECTIONS	final	04/04/2014	09/08/2014	0.00
				ELEVATOR DISCONNECT REPLACEMENT, ELEVATOR CAB LIGHT INSTALLATION, NEW PIT ELEVATOR, NEW GFI, NEW ELEC MINI SPLIT ELEVATOR DISCONNECT REPLACEMENT, ELEVATOR CAB LIGHT INSTALLATION, NEW PIT ELEVATOR, NEW GFI, NEW ELEC MINI SPLIT \$2400 4 LIGHT SOCKETS; 2 ROUGH IN OUTLETS; 1 TON MINI SPLIT A/C AND 2 NEW DISCONNECTS \$2400				
EL-15-01-0031	01/05/2015	114 MENDOZA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	NOT REQUIRED	cancelled		04/08/2015	0.00
EX-13-05-1411	05/22/2013	114 MENDOZA AVE	PERMIT EXTENSION	RENEWAL OF PERMIT BL-11-08-5855	final	05/22/2013	05/22/2013	0.00
ME-14-04-3273	04/22/2014	114 MENDOZA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF ONE MINI SPLIT SYSTEM 9000 BTU	final	04/24/2014	05/12/2014	0.00
PL-15-01-0047	01/05/2015	114 MENDOZA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOM) @ UNIT 44	final	04/13/2015	04/16/2015	0.00
PS-17-01-0194	01/06/2017	114 MENDOZA AVE	TREE REMOVAL/RELOCATION	TREE REMOVAL - Needs to tag proposed trees to remove. Contact Jorge Rivera at (305) 460- 5134 when ready	pending			0.00
PU-11-06-7606	06/28/2011	114 MENDOZA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 21341B CRM INV 013594	final	06/29/2011	06/29/2011	0.00
PU-13-10-0905	10/15/2013	114 MENDOZA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 98050265	final	10/16/2013	10/16/2013	0.00
RC-11-01-5377	01/24/2011	114 MENDOZA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1970) CONSTRUCTION REGULATION BOARD CASE #17-6362 AND UNSAFE STRUCTURES FEE	issued	08/03/2017		636.25
SD-12-10-0178	10/03/2012	114 MENDOZA AVE	SHOP DRAWINGS	SHOP DRAWING RAILING @ BALCONY & STAIRS	final	10/19/2012	10/19/2012	0.00



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BL-11-08-5855	08/09/2011	114 MENDOZA AVE	INT / EXT ALTERATIONS	INSTALLATION RAILINGS IN WALKWAY AREA, ELECTRICAL WORK, MINOR CONCRETE REPAIRS, NEW EXTERIOR FLOOR TILE \$20,000	final	01/20/2012	09/23/2013	0.00
BL-14-12-4424	12/23/2014	114 MENDOZA AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOM), FLOORING @ UNIT 44 \$9,000	final	01/23/2015	04/16/2015	0.00
BL-17-11-2390	11/29/2017	114 MENDOZA AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF FLAT ROOF. \$30,000	approved			1127.12
CE-11-06-7880	06/29/2011	114 MENDOZA AVE	CODE ENF WARNING PROCESS	TRU NOTICE	final	06/29/2011	06/29/2011	0.00
CE-12-10-1211	10/18/2012	114 MENDOZA AVE	CODE ENF BOARD/MITIGATION	CASE #12699 PAYING SPECIAL MASTER AMOUNT OF \$1,750	final	10/18/2012	10/30/2012	0.00
CE-13-07-1464	07/22/2013	114 MENDOZA AVE	CODE ENF BOARD/MITIGATION	CASE #12629 PAYING MITIGATION FEE	final	07/22/2013	07/25/2013	0.00
CE-13-09-0888	09/17/2013	114 MENDOZA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/18/2013	09/18/2013	0.00
CE-13-12-2071	12/10/2013	114 MENDOZA AVE	CODE ENF BOARD/MITIGATION	CASE 12748/12629 PAYING MITIGATED FINE AMOUNT OF \$7500	final	12/13/2013	12/17/2013	0.00
CE-14-12-4428	12/23/2014	114 MENDOZA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE 256585 / TICKET # 55535	final	12/29/2014	12/29/2014	0.00
CE-17-08-2172	08/22/2017	114 MENDOZA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/28/2017	08/28/2017	0.00
CE-17-10-1932	10/19/2017	114	CODE ENF LIEN	LIEN SEARCH	final	10/26/2017	10/26/2017	0.00

MENDOZA SEARCH AVE								
EL-11-11-6060	11/21/2011	114 MENDOZA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	24 LIGHT SOCKETS; 2 PARKING LIGHT AND POSTS; 14 ROUGH IN OUTLETS	final	04/10/2012	07/16/2012	0.00
EL-14-02-2350	02/13/2014	114 MENDOZA AVE	ELEC CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM WINTEGRATE #98070687 FOR ELEC CONNECTIONS	final	02/13/2014	08/07/2014	0.00
EL-14-03-2022	03/03/2014	114 MENDOZA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELEVATOR DISCONNECT REPLACEMENT, ELEVATOR CAB LIGHT INSTALLATION, NEW PIT ELEVATOR, NEW GFI, NEW ELEC MINI SPLIT ELEVATOR DISCONNECT REPLACEMENT, ELEVATOR CAB LIGHT INSTALLATION, NEW PIT ELEVATOR, NEW GFI, NEW ELEC MINI SPLIT \$2400 4 LIGHT SOCKETS; 2 ROUGH IN OUTLETS; 1 TON MINI SPLIT A/C AND 2 NEW ODISCONNECTCS \$2400	final	04/04/2014	09/08/2014	0.00
EL-15-01-0031	01/05/2015	114 MENDOZA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	NOT REQUIRED	canceled		04/08/2015	0.00
EL-17-11-1228	11/03/2017	114 MENDOZA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ADD 4 LIGHT FIXTURES - \$450 PHOTO METRIC HAVE BEEN SUBMITTED AND FILE UNDER MASTER ELECTRICAL PERMIT/ AL REYES	final	11/13/2017	11/28/2017	0.00
EL-17-11-2423	11/30/2017	114 MENDOZA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	40 YEAR - SERVICE REPAIR PENETRATION - \$450	issued	11/30/2017		0.00
EX-13-05-1411	05/22/2013	114 MENDOZA AVE	PERMIT EXTENSION	RENEWAL OF PERMIT BL-11-08- 5855	final	05/22/2013	05/22/2013	0.00
ME-14-04-3273	04/22/2014	114 MENDOZA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF ONE MINI SPLIT SYSTEM 9000 BTU	final	04/24/2014	05/12/2014	0.00
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PS-17-01-0194	01/06/2017	114 MENDOZA	TREE REMOVAL/RELOCATION	TREE REMOVAL - Needs to tag	pending			0.00

		AVE		proposed trees to remove. Contact Jorge Rivera at (305) 460- 5134 when ready					
PU-11-06-7606	06/28/2011	114 MENDOZA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 21341B CRM INV 013594	final	06/29/2011	06/29/2011	0.00	
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RC-11-01-5377	01/24/2011	114 MENDOZA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1970) CONSTRUCTION REGULATION BOARD CASE #17-6362 AND UNSAFE STRUCTURES FEE	issued	08/03/2017		0.00	
SD-12-10-0178	10/03/2012	114 MENDOZA AVE	SHOP DRAWINGS	SHOP DRAWING RAILING @ BALCONY & STAIRS	final	10/19/2012	10/19/2012	0.00	
UP-17-11-1229	11/03/2017	114 MENDOZA AVE	UPFRONT FEE	UPFRONT FEE FOR EL-17-11-1228 ADD 4 LIGHT FIXTURES - \$450	final	11/03/2017	11/03/2017	0.00	
ZN-13-04-0804	04/12/2013	114 MENDOZA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS BM AC 28 SMOKE EMBERS (GRAY) AND TRIM BM 2121 60 WHITE DIAMOND (LT GRAY) \$20,000	final	04/12/2013	10/14/2013	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).

ZN-13-04-0804	04/12/2013	114	PAIN T / RESURFACE	PRESSURE CLEAN	final	04/12/2013	10/14/2013	0.00
		MENDOZA	FL / CLEAN	AND PAINT				
		AVE		EXTERIOR WALLS				
				BM AC 28 SMOKE				
				EMBERS (GRAY)				
				AND TRIM BM				
				2121 60 WHITE				
				DIAMOND (LT				
				GRAY) \$20,000				

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:	114 Mendoza Ave. Apartments - 16 units	Inspection Date:	7/26/2017
Address:	114 Mendoza Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

Company Representative:

No Signature
7/26/2017 3:12:20 PM
Signature valid only in mobile-eyes documents

Inspector:

No Signature
7/26/2017
Leonard Veight
7/26/2017 3:12:20 PM
Signature valid only in mobile-eyes documents

Leonard Veight
7/26/2017

CITY'S

EXHIBIT

3



The City of Coral Gables

Building and Zoning Department

CITY HALL, 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4/23/2010

FRALURA INC
P O BOX 144133
CORAL GABLES FL,33114-4133

91 7108 2133 3932 5994 2393

RE: 114 MENDOZA AVE, Building #1
Folio # 0341080093940
Recertification: Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in year 1970.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building, and a report must be furnished to this Department with ninety (90) days, indicating that the building meets the requirements of building recertification. In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of this Notice in which to complete indicted repairs or modifications.

Generally, the architect or engineer that you choose to do the inspection will already have Miami-Dade County form: "Minimum Inspection Procedural Guidelines for Building Recertification" (the form that must be submitted); However, if he/she does not have it, please contact this Department to obtain one by calling 305-460-5228.

The architect/engineer report, along with a check payable to the "City of Coral Gables," in the amount of \$250.00, in addition to a \$1 per page - document preservation fee - must be submitted to this Department within ninety (90) days upon receipt of this letter, as provided by the Code. Any questions may be directed to this Department

Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building & Zoning Department Interim Director

7-22-10
45-DAY
EXT.

Email ext to
12-31-10
Email again
1-7-11

VIA CERTIFIED MAIL

CITY'S Composite
EXHIBIT 4

Abbott, John

From: Abbott, John
Sent: Thursday, July 22, 2010 1:20 PM
To: 'cchialastri@trizel.net'
Subject: FW: 130 Mendoza Ave. Folio#0341080093900 114 Mendoza Folio#0341080093940
Recertification: Building 40 year or Older

You herewith have 45 day extension.

From: Lopez, Manuel
Sent: Thursday, July 22, 2010 11:13 AM
To: Abbott, John
Subject: FW: 130 Mendoza Ave. Folio#0341080093900 114 Mendoza Folio#0341080093940 Recertification: Building 40 year or Older

From: Carlos Chialastri [mailto:cchialastri@trizel.net]
Sent: Thursday, July 22, 2010 10:25 AM
To: Lopez, Manuel
Subject: 130 Mendoza Ave. Folio#0341080093900 114 Mendoza Folio#0341080093940 Recertification: Building 40 year or Older

Mr. Manuel Z. Lopez
Building & Zoning Department Interim Director
The City of Coral Gables
P.O. Box 141549
Coral Gables, Florida 33114

RE: 130 Mendoza Ave. Folio# 0341080093900
114 Mendoza Ave. Folio# 0341080093940
Recertification: Building 40 year or older

Mr. Lopez,
WE are requesting a 45 day extension to complete the Recertification on the above referenced buildings. We have already contracted the engineer to perform the Recertification and hopefully will complete within the allotted time. We had experienced a change in personnel and the communication that not get to us until few days ago. We appreciate your anticipated understanding and will comply with everything going forward.
Thank you,

Carlos Chialastri, CPM, MBA
President
Trizel Commercial Real Estate Services Inc.
2460 S.W. 22nd Street 2nd Floor
Miami, Florida 33145
T.305-441-0040 F. 305-858-8030
E: cchialastri@trizel.net

Notice: The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply mail and destroy all copies of the original message.

Abbott, John

From: Abbott, John
Sent: Friday, January 07, 2011 3:08 PM
To: 'Carlos Chialastri'
Subject: 130 Mendoza Ave. Building Recert

Hello Mr. Chialastri:

I am contacting you again to gently remind you that we have not received the re-inspection report for this building yet. You'll remember that we extended the deadline for the second time until 12-31-10 . Please contact us ASAP to avoid having this building being sent to the Unsafe Structures Board. Thank you, John Abbott

PC 11-01-5377
01/24/2011



The City of Coral Gables

Building and Zoning Department
ISO Class 1

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

February 4, 2011

SEE FILE
130 MENDOZA

Fralura, Inc.
P.O. Box 144133
Coral Gables, FL 33114-4133

VIA REGULAR MAIL

Re: Property Address: 114 Mendoza Avenue, Coral Gables, FL
Folio No.: 03-4108-009-3940

Dear Property Owner:

This Department has received the 40/10 Year Recertification Report that you submitted for the building recertification for the above-captioned property. However, the report indicates that **repairs are necessary** in order for the building to meet the minimum requirement for building recertification. Pursuant to Miami-Dade County Code, you have 60-days from this date to comply.

If the repairs have already been made, then a *follow-up inspection*, as well as a Letter, prepared by the original architect/engineer, stating that noted repairs have been completed, and that the building now meets the Minimum Inspection Procedural Guidelines for Building Recertification, as outlined in the Code, must be submitted to this Department, in order for the process to be completed.

If you should have any further questions, please contact this Department at (305) 460-5228.

Sincerely,

A handwritten signature in cursive script, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Building Official

Abbott, John

From: Abbott, John
Sent: Tuesday, November 29, 2011 8:18 AM
To: Abbott, John; 'Carlos Chialastri'
Subject: RE: 130 & 114 Mendoza Ave. Building Recertification follow up

Dear Mr. Chialastri:

In two (2) letters sent to you dated February 4, 2011, we notified you that the above captioned building(s) required electrical repairs noted by your architect's inspection reports. In that we have not received the updated reports with the repairs inspected, we cannot grant recertification, and therefore, will need to process these two (2) cases through the Miami-Dade Unsafe Structures Board at the beginning of the year in 2012. If you have the updated reports, please submit them to us and you can avoid the extra fees that will be added on.

Regards,

*John Abbott, Code Compliance Specialist
City of Coral Gables Building & Zoning Department
City Hall
405 Biltmore Way
Coral Gables, FL 33134
(305) 460-5228*

From: Abbott, John
Sent: Friday, January 07, 2011 3:08 PM
To: 'Carlos Chialastri'
Subject: 130 Mendoza Ave. Building Recert

Hello Mr. Chialastri:

I am contacting you again to gently remind you that we have not received the re-inspection report for this building yet. You'll remember that we extended the deadline for the second time until 12-31-10. Please contact us ASAP to avoid having this building being sent to the Unsafe Structures Board. Thank you, John Abbott

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6362

vs.

FRALURA INC.
2460 S.W. 22nd Street, 2nd Floor
Miami, Florida 33145-3454

Return receipt number:

91 7108 2133 3932 5922 8671

Respondent.

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

Date: August 31, 2017

Re: **114 Mendoza Avenue**, Coral Gables, Florida 33134-4069, and legally described as Lots 7 & 8, Block 39, 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 03-4108-009-3940 ("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 September 18, 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.

c:

Fralura, Inc., c/o Alfredo G. Duran, 2340 S. Dixie Highway, Miami, Florida 33133-2314

Ocean Bank, 780 N.W. 42nd Avenue, Miami, Florida 33126-5540

State of Florida, L.H. Fuchs, Executive Director, Department of Revenue, 8175 N.W. 12th Street, Miami, Florida 33126-1828



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6362

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

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS OF 114 MENDOZA AVENUE, ON 8-31-17 AT 9:40 AM.

JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 31st day of August, in the year 2017, by Jose Iglesias who is personally known to me.

My Commission Expires:



Belkys Garcia
Notary Public

114 MENDOZA AVENUE



CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6362

vs.

FRALURA INC.
2460 S.W. 22nd Street, 2nd Floor
Miami, Florida 33145-3454

Respondent.

NOTICE OF HEARING CANCELLATION

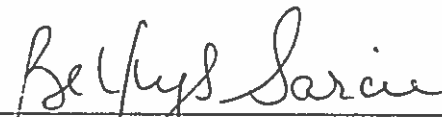
Date: September 14, 2017

Re: **114 Mendoza Avenue**, Coral Gables, Florida 33134-4069, and legally described as Lots 7 & 8, Block 39, 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 03-4108-009-3940 ("Property").

Please be advised the Construction Regulation Board hearing scheduled for Monday, September 18, 2017, 2:00 pm, 405 Biltmore Way, Commission Chambers, Coral Gables, Florida 33134, has been cancelled due to Hurricane Irma. You will be notified of the new hearing date at a later time.

If you have any questions on this matter contact Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida 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.

Thank you for your understanding on this matter.



Belkys Garcia, Secretary to the Board



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6362

Title of Document Posted: Notice of Hearing Cancellation

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 114 Mendocino Ave, ON 9-14-17
AT 9:30 AM.

JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

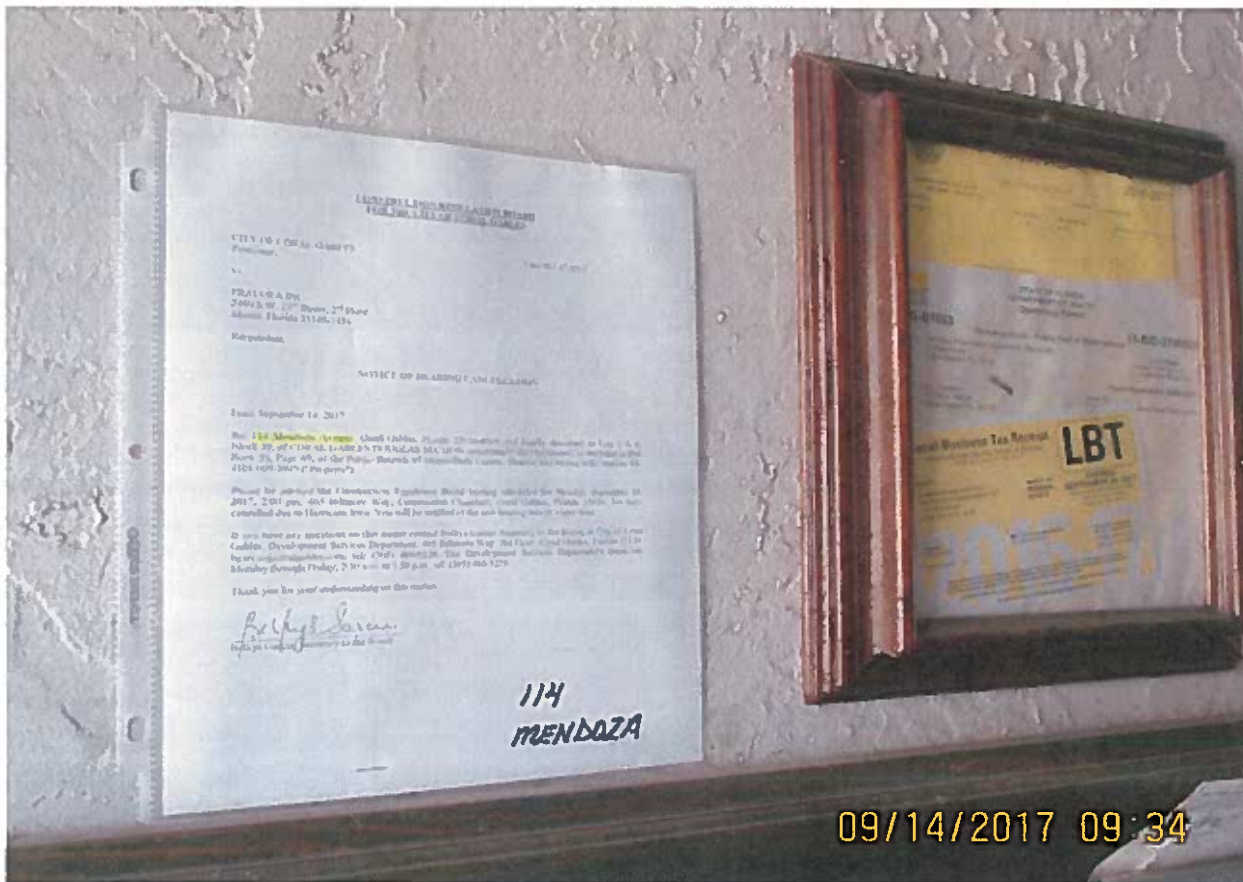
Sworn to (or affirmed) and subscribed before me this 14th day of September in
the year 2017, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

114 MENDOZA AVENUE





The City of Coral Gables

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

October 2, 2017

Fralura Inc.
2460 S.W. 22nd Street, 2nd Floor
Miami, Florida 33145-3454

Return receipt number:

91 7108 2133 3932 5922 8961

ADDRESS: 114 Mendoza Avenue
PROPERTY FOLIO #: 03-4108-009-3940
RECERTIFICATION YEAR: 2010

Dear Property Owner:

Please be advised, the above subject Address has not complied with Building Recertification as required by Section 8-11 of the Miami-Dade County Code and 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. Building Recertification was required in the year 2010 and a Building Recertification Report ("Report") has not been submitted to this Office.

By these means, you are to contact this Office by **Monday, October 9, 2017** with either a completed Report or a timeline of when you anticipate the structure will be Recertified. If you do not comply, the case will be forwarded to the Construction Regulation Board for further review.

Please contact me at (305) 569-1850 to discuss the matter.

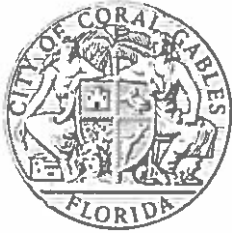
Sincerely,

A handwritten signature in black ink, appearing to read "Suramy", is written over a horizontal line.

Suramy Cabrera, P.E.
Development Services & Building Director

c:

Cristina M. Suárez, Assistant City Attorney
Manuel Z. Lopez, P.E., Building Official



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Building Recertification Requirement Letter

I, J. PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 114 Mendoza Ave, ON 10-2-17
AT 2:20 P.M.

JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

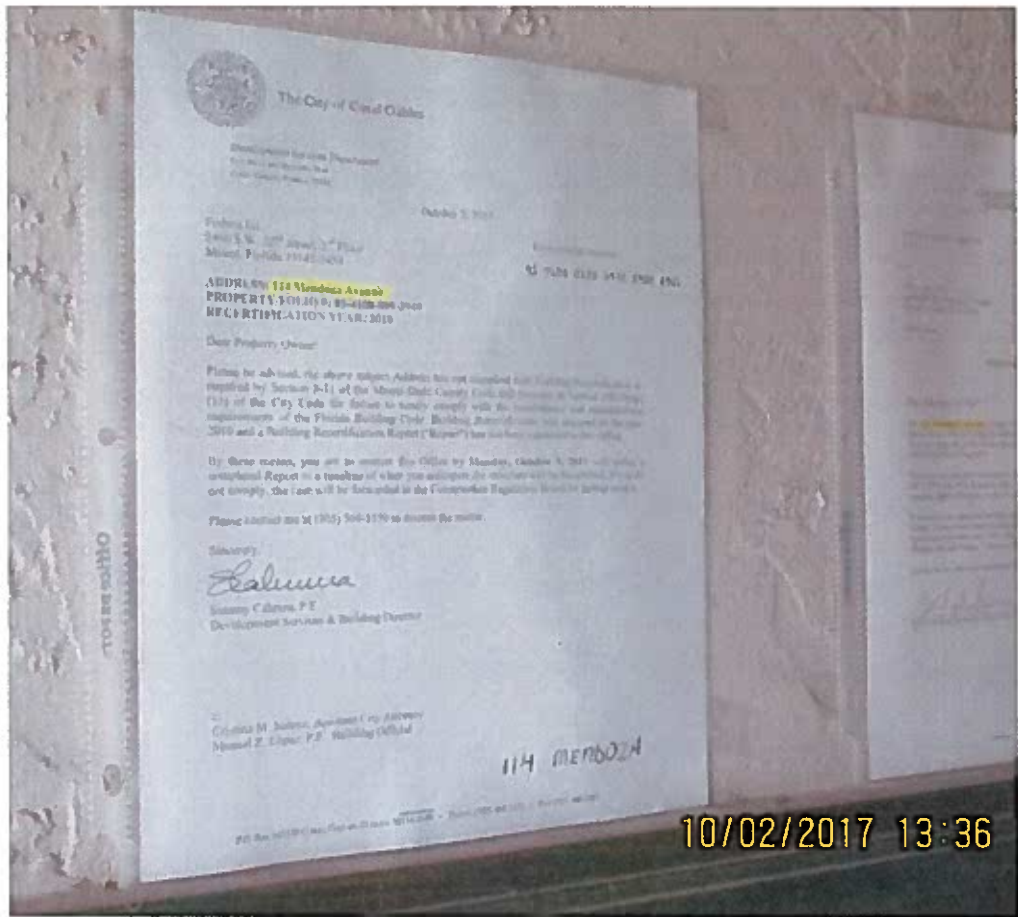
Sworn to (or affirmed) and subscribed before me this 2nd day of October, in
the year 2017, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

114 MENDOZA AVENUE





The City of Coral Gables

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

October 4, 2017

Fralura Inc.
R.D. Investment Management
2460 S.W. 22nd Street, 2nd Floor
Miami, Florida 33145

ADDRESS: 114 Mendoza Avenue
PROPERTY FOLIO #: 03-4108-009-3940

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.

By these means, I am granting you sixty (60) 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 sixty (60) calendar days.

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

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. 17-6362

vs.

FRALURA INC.
2460 S.W. 22nd Street, 2nd Floor
Miami, Florida 33145-3454

Return receipt number:

93 7108 2133 3932 5910 7983

Respondent.

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

Date: December 18, 2017

Re: **114 Mendoza Avenue**, Coral Gables, Florida 33134-4069, and legally described as Lots 7 & 8, Block 39, 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 03-4108-009-3940 ("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.

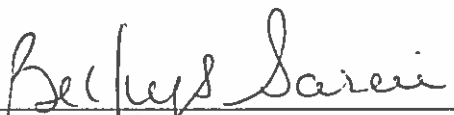
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on January 8, 2018, at 2:00 p.m.

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.

c:

Fralura Inc., c/o Alfredo G. Duran, 2340 S. Dixie Highway, Miami, Florida 33133-2314

Ocean Bank, 780 N.W. 42nd Avenue, Miami, Florida 33126-5540

State of Florida, L.H. Fuchs, Executive Director, Department of Revenue, 8175 N.W. 12th Street, Miami, Florida 33126-1828

Cheryl Julien Kaufman, Esq., Cheryl Julien Kaufman, P.A., 320 Miracle Mile, Suite 201, Coral Gables, Florida 33134



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6362

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

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 114 Mendoza Ave, ON Dec. 18, 2017
AT 11 am.

Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

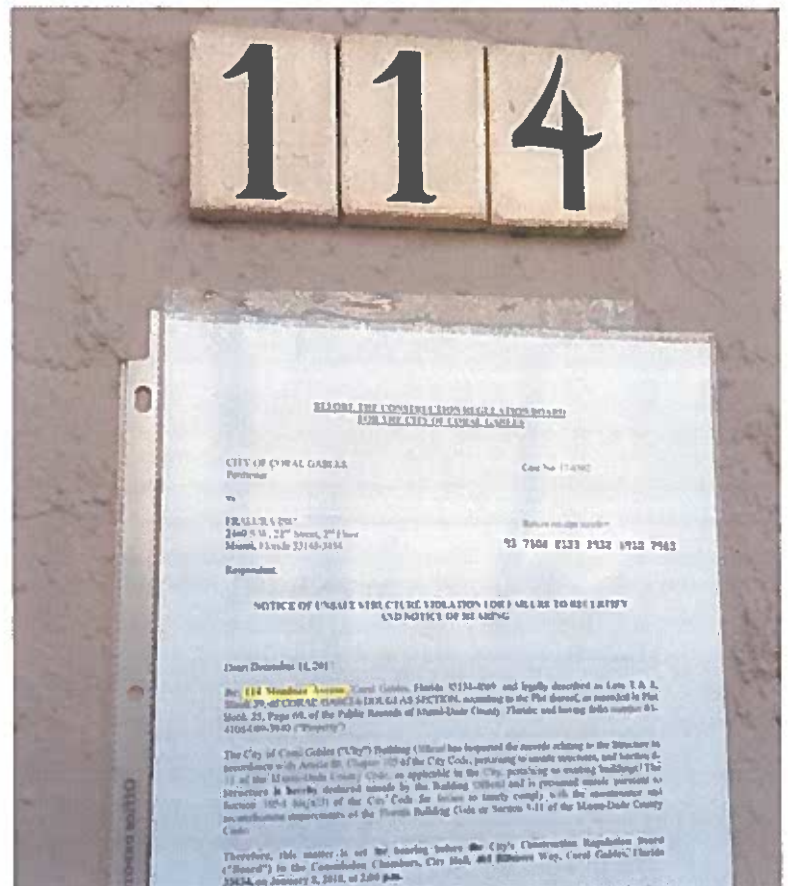
Sworn to (or affirmed) and subscribed before me this 18th day of December, in
the year 2017, by Claudio Ramos who is personally known to
me.

My Commission Expires:

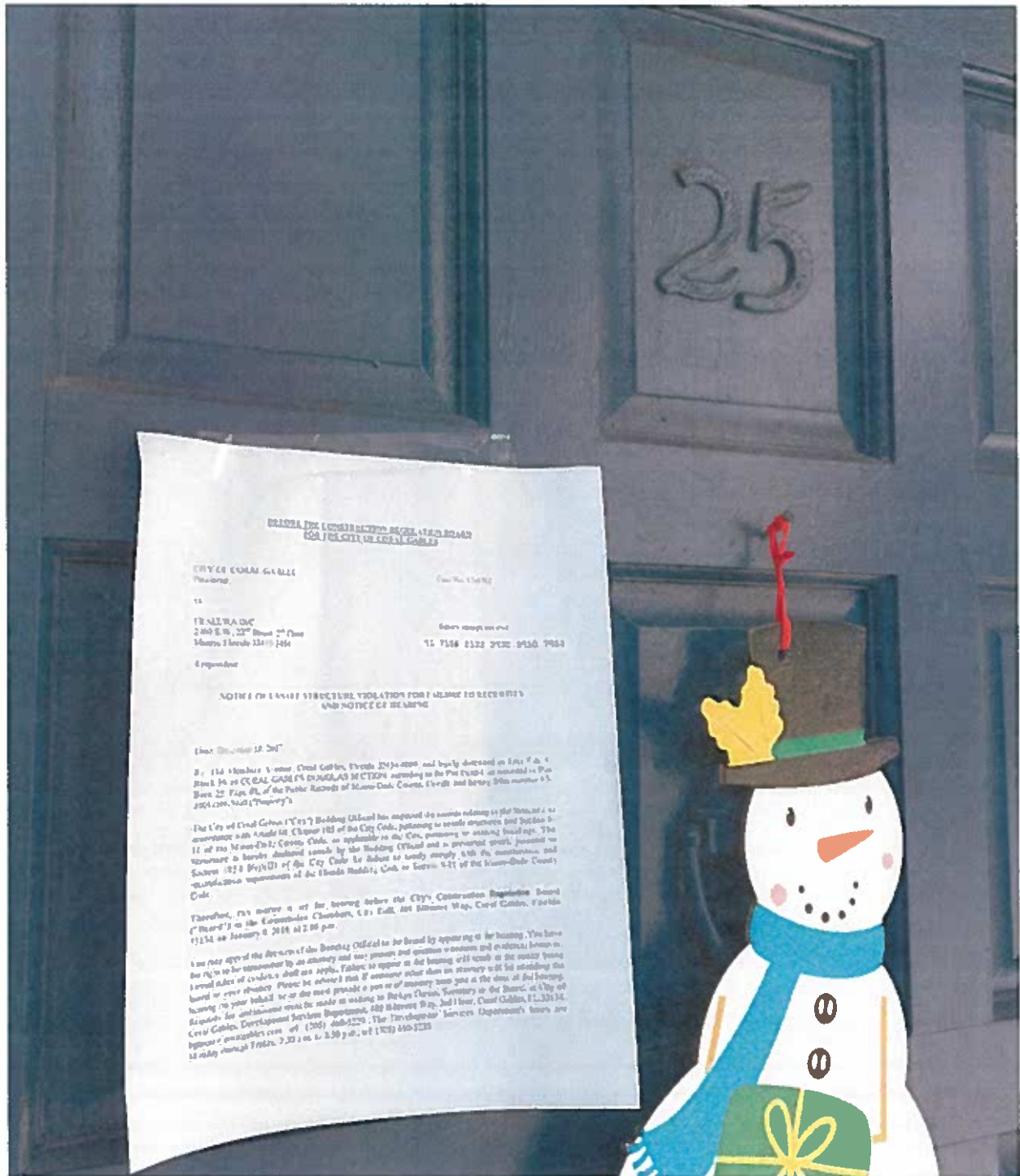


Belkys Garcia
Notary Public

114 MENDOZA AVENUE



114 MENDOZA AVENUE – 2nd FLOOR



**DELIVER THE LATEST NOTICE REQUIREMENTS
FOR THE CITY OF LOS ANGELES**

CITY OF LOS ANGELES
Planning

Case No. 17-0172

11

TRAVELA INC
240 E. W. 127th Street 2nd Floor
Miami Beach 33139-2434

Phone: (305) 992-1111

11 7136 6122 3700 0430 7063

1 page(s)

**NOTICE OF LAWFUL STRUCTURE VIOLATION FOR FAILURE TO REGISTER
AND NOTICE OF HEARING**

Date Issued: 12/24/17

114 Mendocino Avenue, Coral Gables, Florida 33134 and hereby declared in violation of the
Code of the City of Coral Gables, Florida 2017-2018 and hereby declared in violation of the
Code of the City of Coral Gables, Florida 2017-2018 as recorded in the
Public Records of Miami-Dade County, Florida and hereby declared in violation of the
Code of the City of Coral Gables, Florida 2017-2018.

The City of Coral Gables ("City") Building Official has reviewed the records relating to the structure and
has determined that the structure is in violation of the Code of the City of Coral Gables, Florida 2017-2018
and hereby declared in violation of the Code of the City of Coral Gables, Florida 2017-2018. The
structure is hereby declared in violation of the Code of the City of Coral Gables, Florida 2017-2018
and hereby declared in violation of the Code of the City of Coral Gables, Florida 2017-2018.
The structure is hereby declared in violation of the Code of the City of Coral Gables, Florida 2017-2018
and hereby declared in violation of the Code of the City of Coral Gables, Florida 2017-2018.

Therefore, this notice is set for hearing before the City's Construction Regulatory Board
("Board") on the following date, time and location:
January 8, 2018 at 2:00 pm.

You may appear at the hearing of the Board Official to be heard by appearing at the hearing. You have
the right to be represented by an attorney and may present and question witnesses and evidence before the
Board. Failure to appear at the hearing will result in the matter being heard in your absence.
Please be advised that if someone other than the structure will be attending the
hearing on your behalf, he or she must provide a power of attorney to the Board at the City of
Coral Gables, Development Services Department, 400 Biscayne Way, 2nd Floor, Coral Gables, FL 33134.
Please see additional information at the City of Coral Gables, Development Services Department's website
at <http://www.ci.coralgables.fl.us> or call (305) 444-2222. The Development Services Department's hours are
Monday through Friday, 9:00 a.m. to 5:00 p.m., or (305) 444-2222.

OFFICE OF THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES
Personnel

File No. 20121

Re:

FRALERA INC
1000 S.W. 22nd Street, 2nd Floor
Miami, Florida 33135-3454

Have been notified

91 7508 8837 0930 3916 1753

Re: Request

**NOTICE OF UNLAWFUL STRUCTURE VIOLATIONS FOR UNLAWFUL USES OF REALTY
AND NOTICE OF HEARING**

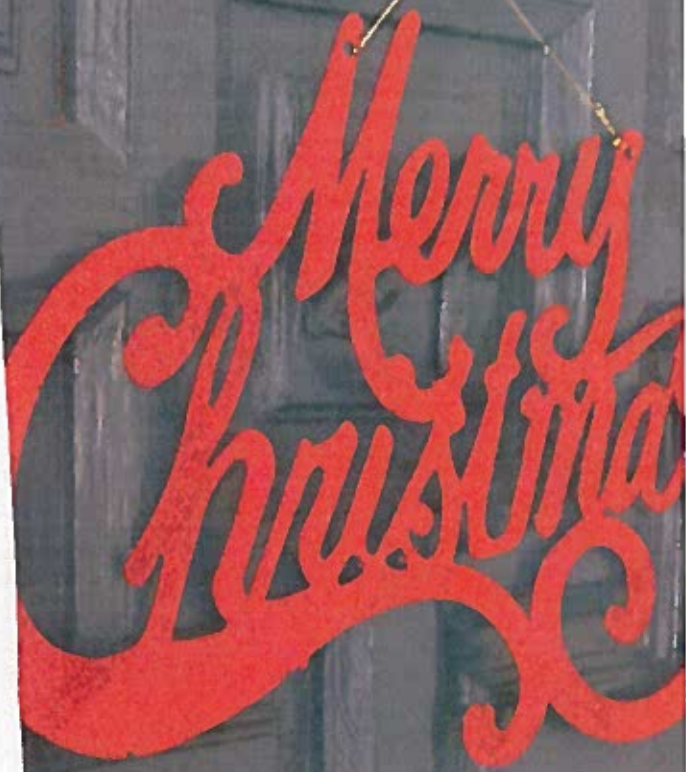
Dear Domicilio 29, 2012

Re: 112 Mercedes Avenue, Coral Gables, Florida 33134-4706, and legally described as Tract 1, Pt. 1, Block 24, of 'CORAL GABLES' (DOUGLAS 111) East according to the Plat Record recorded in Plat Book 23, Page 62, of the Public Records of Miami-Dade County, Florida and having Book number 01-04209-39071 (Tract 1)

The City of Coral Gables ("City") Building Code is an important document relating to the health, safety and general welfare of the community and Chapter 105 of the City Code, relating to unoccupied structures and Section 11 of the Meridith-Keane County Code, as applicable in the City, regarding to unoccupied structures is hereby declared illegal by the Building Official and is prohibited under the provisions of Section 105.04(1)(b) of the City Code for failure to comply with the maintenance and inspection requirements of the Building Code as stated in Section 105.04(1)(b) of the Building Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Conference Room, City Hall, 200 Biscayne Way, Coral Gables, Florida 33134, on January 8, 2012, at 2:00 p.m.

You may appeal the decision of the Building Official to be heard by appearing at the hearing and your appeal will be reviewed by an officer and may present and submit evidence and establish the facts of your case. Failure to appear at the hearing will result in the matter being heard on your behalf. If you wish to be heard on your behalf, you must file a written appeal with the Board before the hearing on or before the date set forth above. There is a fee of \$500.00 to be paid to the City of Coral Gables, Department of Building Services, 105 Biscayne Way, Coral Gables, Florida 33134, when you file your appeal. For more information on the hearing process, please call the Board at (305) 441-1314 or visit our website at www.coralgables.com. If you have any questions, please call the Board at (305) 441-1314 or visit our website at www.coralgables.com. Sincerely,
Building Official





WELCOME TO THE UNIVERSITY OF CALIFORNIA
THE UNIVERSITY OF CALIFORNIA

1978 JAN 10 10 40 AM
 FROM: [illegible]
 TO: [illegible]
 SUBJECT: [illegible]

Page No. 1/1

Department: [illegible]
 41 1000 0132 0740 0740 0740

MEMORANDUM

TO : [illegible]

FROM : [illegible]

SUBJECT : [illegible]

1. [illegible text]

2. [illegible text]

3. [illegible text]

4. [illegible text]

5. [illegible text]

6. [illegible text]

7. [illegible text]

8. [illegible text]

9. [illegible text]

10. [illegible text]

11. [illegible text]

12. [illegible text]

13. [illegible text]

14. [illegible text]

15. [illegible text]

16. [illegible text]

17. [illegible text]

18. [illegible text]

19. [illegible text]

20. [illegible text]

21. [illegible text]

22. [illegible text]

23. [illegible text]

24. [illegible text]

25. [illegible text]

26. [illegible text]

27. [illegible text]

28. [illegible text]

29. [illegible text]

30. [illegible text]

31. [illegible text]

32. [illegible text]

33. [illegible text]

34. [illegible text]

35. [illegible text]

36. [illegible text]

37. [illegible text]

38. [illegible text]

39. [illegible text]

40. [illegible text]

41. [illegible text]

42. [illegible text]

43. [illegible text]

44. [illegible text]

45. [illegible text]

46. [illegible text]

47. [illegible text]

48. [illegible text]

49. [illegible text]

50. [illegible text]

51. [illegible text]

52. [illegible text]

53. [illegible text]

54. [illegible text]

55. [illegible text]

56. [illegible text]

57. [illegible text]

58. [illegible text]

59. [illegible text]

60. [illegible text]

61. [illegible text]

62. [illegible text]

63. [illegible text]

64. [illegible text]

65. [illegible text]

66. [illegible text]

67. [illegible text]

68. [illegible text]

69. [illegible text]

70. [illegible text]

71. [illegible text]

72. [illegible text]

73. [illegible text]

74. [illegible text]

75. [illegible text]

76. [illegible text]

77. [illegible text]

78. [illegible text]

79. [illegible text]

80. [illegible text]

81. [illegible text]

82. [illegible text]

83. [illegible text]

84. [illegible text]

85. [illegible text]

86. [illegible text]

87. [illegible text]

88. [illegible text]

89. [illegible text]

90. [illegible text]

91. [illegible text]

92. [illegible text]

93. [illegible text]

94. [illegible text]

95. [illegible text]

96. [illegible text]

97. [illegible text]

98. [illegible text]

99. [illegible text]

100. [illegible text]

21



REPLY TO: CLARA B. WILSON
 P.O. Box 17422
 Miami, Florida 33114-0722
 Phone: 305 453 3160

DATE: 12/15/94

RE: VIOLATION OF THE HUNTING REGULATIONS OF THE FLORIDA DEPARTMENT OF WILDLIFE AND NATURAL RESOURCES

Dear Sir:

On the 15th day of December, 1994, I was advised by the Florida Department of Wildlife and Natural Resources that you were cited for a violation of the Hunting Regulations of the Florida Department of Wildlife and Natural Resources. The citation was issued to you at the address above on December 15, 1994.

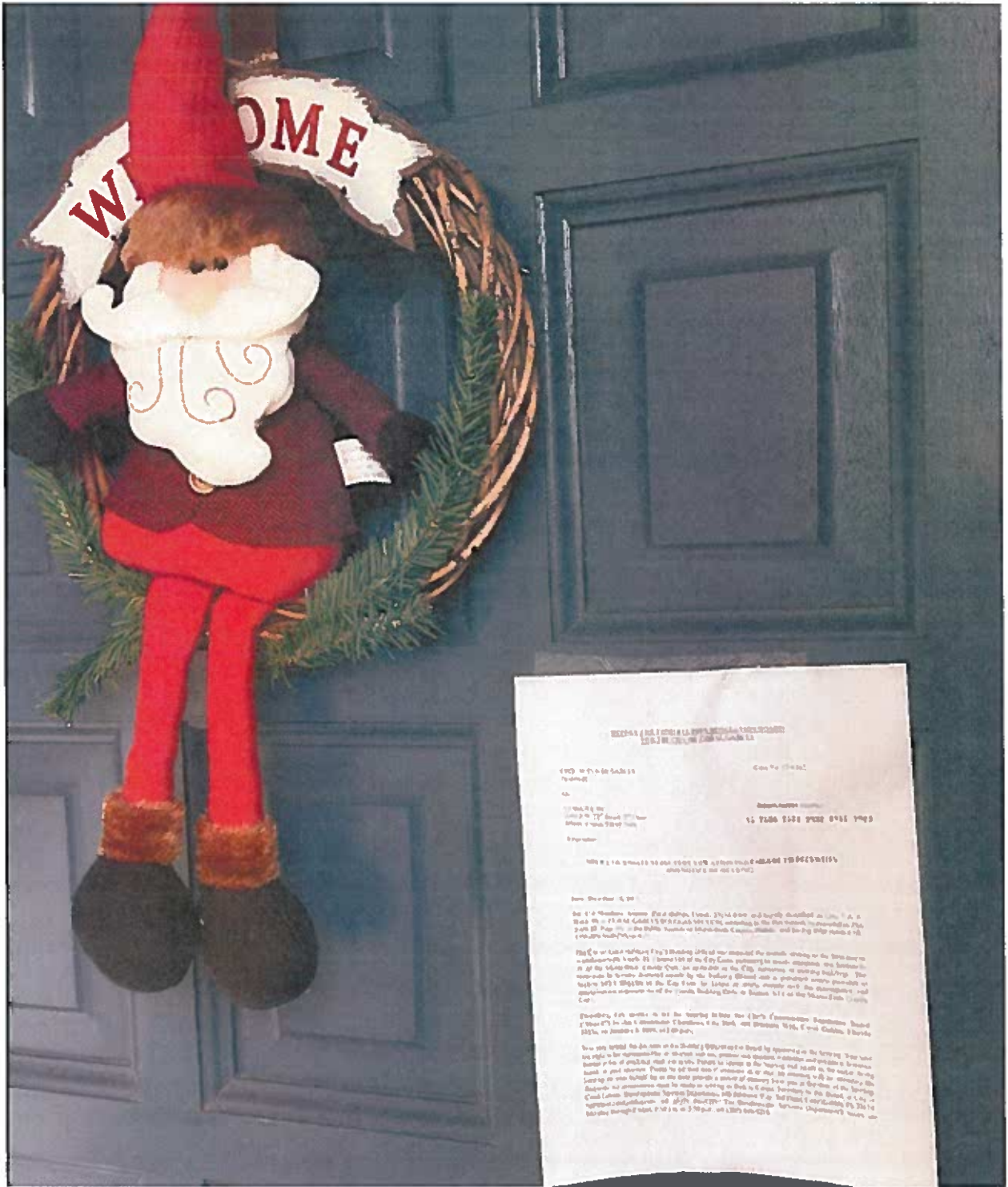
I am enclosing herewith a copy of the citation and a copy of the Florida Department of Wildlife and Natural Resources' Hunting Regulations. The citation is in violation of the Hunting Regulations of the Florida Department of Wildlife and Natural Resources, which are contained in the Florida Department of Wildlife and Natural Resources' Hunting Regulations.

Therefore, you are hereby notified that you are in violation of the Florida Department of Wildlife and Natural Resources' Hunting Regulations and you are hereby notified that you are in violation of the Florida Department of Wildlife and Natural Resources' Hunting Regulations.

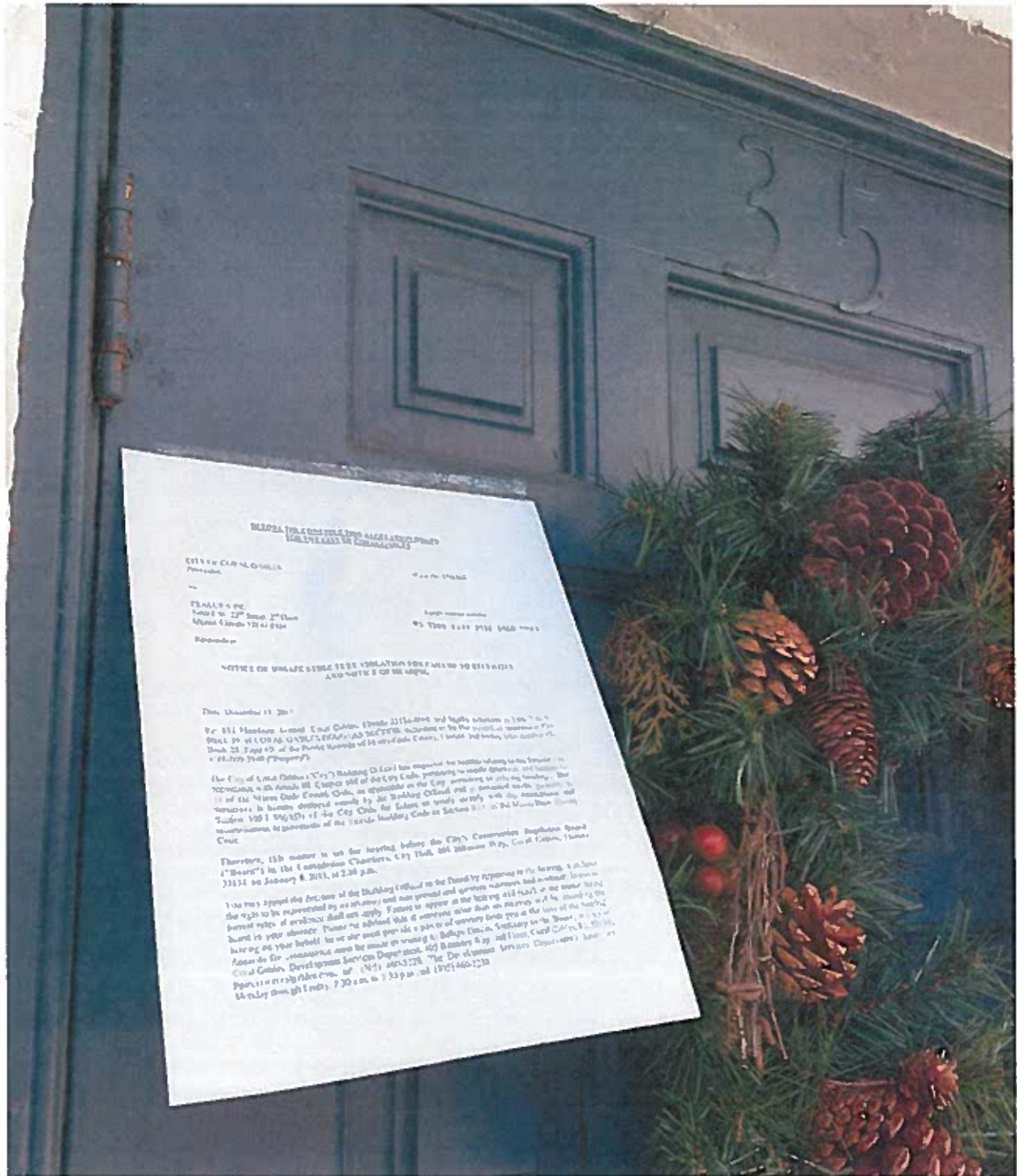
You are advised that you have the right to appeal the citation and you may appeal the citation by filing a written appeal with the Florida Department of Wildlife and Natural Resources. The appeal must be filed within 30 days of the date of the citation.

The Florida Department of Wildlife and Natural Resources is a state agency and is subject to the provisions of the Florida Freedom of Access to Sunshine Act. If you have any questions regarding this citation, please contact the Florida Department of Wildlife and Natural Resources at the address above.

Sincerely,
 Clara B. Wilson
 P.O. Box 17422
 Miami, Florida 33114-0722
 Phone: 305 453 3160



114 MENDOZA AVENUE – 3rd FLOOR



MUNICIPALIDAD DEL DISTRITO DE CHAYMA
SECRETARÍA DE OBRAS PÚBLICAS Y SERVICIOS URBANOS

ESTUDIO CAROL GARCÍA
 Propietaria

Código de la propiedad: 95 1000 0100 0100 0000

PLAZA DE ARTE
 Calle 100 N. 27^a Sur, 2^a Etapa
 Urbanización El Valle de la Reina

Código de la propiedad: 95 1000 0100 0100 0000

NOTIFICACIÓN DE VIOLACIÓN DEL REGLAMENTO DE RUIDO Y VIBRACIONES

Fecha: 11 de mayo de 2011

De: 114 Mendoza Avenue, Carol García, (Código de la propiedad: 95 1000 0100 0100 0000) en el 100 N. 27^a Sur, 2^a Etapa, Urbanización El Valle de la Reina, Distrito de Chayma, Municipio de Chayma, Estado Miranda, Venezuela.

El (City of Chayma) (Código de la propiedad: 95 1000 0100 0100 0000) ha emitido un orden de cumplimiento de las normas de ruido y vibraciones. Este orden es emitido en virtud de la Ley Orgánica de Ruido y Vibraciones, Ley N. 10.100, de 2008, y el Reglamento de Ruido y Vibraciones, Decreto N. 10.100, de 2008, emitidos por el Poder Ejecutivo Nacional.

Por lo tanto, se le notifica que el (City of Chayma) (Código de la propiedad: 95 1000 0100 0100 0000) ha emitido un orden de cumplimiento de las normas de ruido y vibraciones. Este orden es emitido en virtud de la Ley Orgánica de Ruido y Vibraciones, Ley N. 10.100, de 2008, y el Reglamento de Ruido y Vibraciones, Decreto N. 10.100, de 2008, emitidos por el Poder Ejecutivo Nacional.

Por lo tanto, se le notifica que el (City of Chayma) (Código de la propiedad: 95 1000 0100 0100 0000) ha emitido un orden de cumplimiento de las normas de ruido y vibraciones. Este orden es emitido en virtud de la Ley Orgánica de Ruido y Vibraciones, Ley N. 10.100, de 2008, y el Reglamento de Ruido y Vibraciones, Decreto N. 10.100, de 2008, emitidos por el Poder Ejecutivo Nacional.

Por lo tanto, se le notifica que el (City of Chayma) (Código de la propiedad: 95 1000 0100 0100 0000) ha emitido un orden de cumplimiento de las normas de ruido y vibraciones. Este orden es emitido en virtud de la Ley Orgánica de Ruido y Vibraciones, Ley N. 10.100, de 2008, y el Reglamento de Ruido y Vibraciones, Decreto N. 10.100, de 2008, emitidos por el Poder Ejecutivo Nacional.

Por lo tanto, se le notifica que el (City of Chayma) (Código de la propiedad: 95 1000 0100 0100 0000) ha emitido un orden de cumplimiento de las normas de ruido y vibraciones. Este orden es emitido en virtud de la Ley Orgánica de Ruido y Vibraciones, Ley N. 10.100, de 2008, y el Reglamento de Ruido y Vibraciones, Decreto N. 10.100, de 2008, emitidos por el Poder Ejecutivo Nacional.

**BELOW THE CONSTRUCTION DEPARTMENT
FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES
Performer,

Case No. 17-4312

FRALURA INC
2400 S.W. 22nd Street, 2nd Floor
Miami, Florida 33135-3454

Return receipt to:
75 7388 4573 4974 4913 3488

Respondent

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR LIENS TO REFINISH
AND NOTICE OF HEARING**

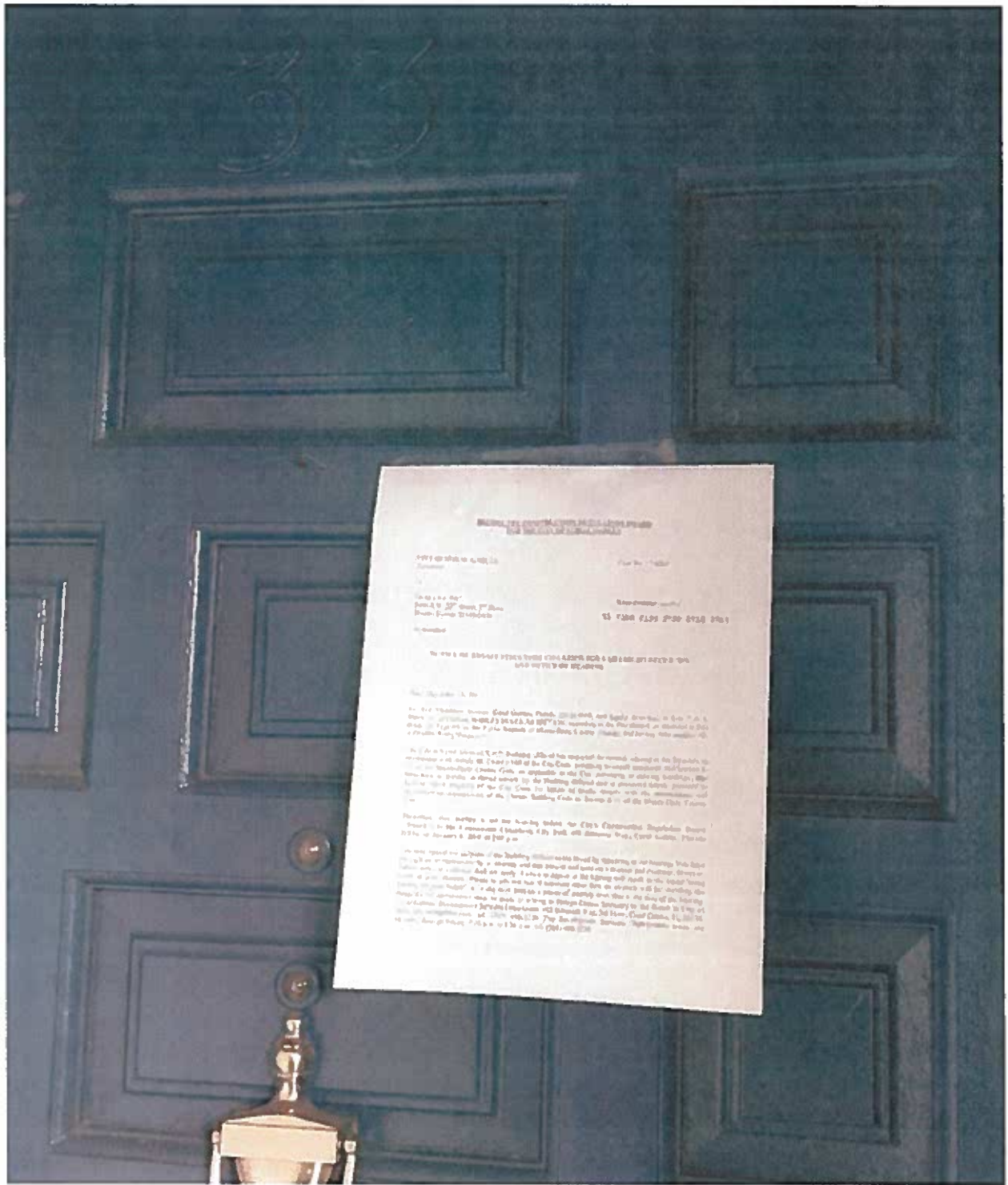
Dated December 19, 2017

Re: 114 Meadows Avenue, Coral Gables, Florida 33134-2908 and jointly located on Lots 14, 15, 16, 17, 18, 19 and 20 of CORAL GABLES DOUGLAS SECTION according to the Final Plat, a recorded plat Book 23, Page 67, of the Public Records of Dade County, Florida; and by 149512 according to 1) 10-10-00-0007 ("Property")

The City of Coral Gables ("City") Building Official has requested the owner(s) of the property in accordance with Article 12 Chapter 105 of the City Code, petition to cease construction and removal of the structure in breach of the City Code, as applicable to the City, pursuant to the City Code. The structure is hereby declared unsafe by the Building Official and is prohibited under the provisions of Section 105-1 (4)(b)(1) of the City Code for failure to comply with the construction and reconstruction requirements of the Florida Building Code or Section 14 of the Florida Building Code.

Therefore, this notice is set for hearing before the City's Construction Department Board ("Board") in the Construction Chamber, 101 10th, 4th Floor West, Coral Gables, Florida 33134, on January 8, 2018, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You may be represented by an attorney and any person and questions answered and evidence presented in the form of an affidavit (that will apply). Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if you are unable to appear, you may be heard in your absence. Requests for continuance must be made at a hearing in the City Clerk's Office, January 8, 2018, at the City of Coral Gables, Construction Services Department, 101 10th Street West, 3rd Floor, Coral Gables, Florida 33134. Requests for continuance must be made at a hearing in the City Clerk's Office, January 8, 2018, at 10:00 a.m. or 3:30 p.m. at 101 10th Street West, 3rd Floor, Coral Gables, Florida 33134.



MEMORANDUM FOR THE DIRECTOR OF THE BUREAU OF INVESTIGATION

TO : SAC, NEW YORK (100-100000) FROM : SAC, NEW YORK (100-100000) DATE: 10/10/50

SUBJECT: [Illegible]

Reference is made to the report of Special Agent [Illegible] dated [Illegible] at New York, New York.

It is noted that the [Illegible] of the [Illegible] is [Illegible] and that the [Illegible] is [Illegible].

The [Illegible] of the [Illegible] is [Illegible] and that the [Illegible] is [Illegible].

It is recommended that the [Illegible] be [Illegible] and that the [Illegible] be [Illegible].

Very truly yours, [Illegible]

32

**FEDERAL BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE**

MEMORANDUM FOR THE DIRECTOR

DATE: 1/15/68

TO: SAC, NEW YORK

FROM: SAC, NEW YORK

RE: JAMES EARL RAY

SUBJECT:

RE: JAMES EARL RAY, AKA; ALIASES; FUGITIVE; COUNCIL OF AMERICANS
FOR PROTECTING AMERICAN FREEDOM (CAAPF);

On 1/15/68, James Earl Ray, (DOB: 1/22/28), was spotted in New York City, New York, by a confidential source of the New York Office, who advised that Ray was in the vicinity of the New York City Office.

It is noted that Ray is a fugitive from justice and is wanted in New York City, New York, for the murder of Dr. Martin Luther King, Jr., on 4/4/68. Ray is also wanted in New York City, New York, for the murder of Rev. James Earl Ray, on 1/15/68.

It is noted that Ray is a member of the Council of Americans for Protecting American Freedom (CAAPF), a group which is active in New York City, New York.

It is noted that Ray is a member of the Council of Americans for Protecting American Freedom (CAAPF), a group which is active in New York City, New York. It is noted that Ray is a member of the Council of Americans for Protecting American Freedom (CAAPF), a group which is active in New York City, New York.

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**MEMORANDUM FOR THE CONSTRUCTION REGULATIONS BOARD
CITY OF CORAL GABLES**

CITY OF CORAL GABLES
P.O. Box 1700

Case No. 17-001

MEMORANDUM
FOR THE CONSTRUCTION REGULATIONS BOARD
DATE: 11/15/17

17-001-001-001-001-001-001

**NOTICE OF GRASS STRUCTURE REGULATIONS FOR LAWN TO BE REMOVED
AND NOTICE OF HEARING**

Re: 17-001-001-001-001-001-001

The City of Coral Gables, Florida, is a city and legally divided as per the
City of Coral Gables, Florida, is a city and legally divided as per the
City of Coral Gables, Florida, is a city and legally divided as per the
City of Coral Gables, Florida, is a city and legally divided as per the

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City of Coral Gables, Florida, is a city and legally divided as per the

Therefore, the matter is set for hearing before the City's Construction Regulations Board
(Board 17) in the Council Chamber, City Hall, 463 Biltmore Way, Coral Gables, Florida
33134 on November 16, 2017 at 2:00 p.m.

You are notified of the hearing on the hearing is held on the Board by appearing at the hearing. You have
the right to be heard, and you may appear and present evidence and testimony. However,
if you do not appear at the hearing, the Board may proceed with the hearing and the
Board may make a decision. Please be advised that no person will be allowed to
participate in the hearing unless they are present at the hearing. If you
have any questions, please contact the City of Coral Gables, Department of
Development Services, 463 Biltmore Way, 3rd Floor, Coral Gables, FL 33134,
phone number 305-442-1229. The Development Services Department's hours are
Monday through Friday, 9:00 a.m. to 5:00 p.m., at (305) 442-1229.

114 MENDOZA AVENUE – 4th FLOOR



MEASURE THE CEILING FOR BELLWORK BOARD FOR THE L&L BY KORA GABLES

Case No. 116347

CITY OF CORAL GABLES
Permit

Permit number
16 7100 0330 3936 0910 7963

FRASER INC
2405 B. St Floor
Miami, Florida 33143-3444

WITH A DO VIVANT BELLWORK BOARD FOR 1 MILE TOWER PERMIT
APPROXIMATE MEASUREMENTS

Plan Number: 16-201

Re: 114 Mendoza Avenue, Coral Gables, Florida 33134-0404 and legally described as Lots 7 & 8 Block 34 of CEDAR GARDENS VILLAGE SECTION according to the Plan thereof, as recorded in Plat Book 22, Page 48 of the Public Records of Miami-Dade County, Florida; and hereby (for purposes of) a permit for the proposed work.

The City of Coral Gables (City) Building Code, as has imposed the various violations to the above in accordance with Article 10 of the City Code, pertaining to building standards; and Section 10-11 of the Miami-Dade County Code, as applicable to the City, pertaining to building standards; the violation is hereby declared invalid by the Building Official and is prohibited under the provisions of Section 10-11 of the City Code for failure to comply with the requirements and enforcement requirements of the Building Code in Section 10-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction/Regulation Board (Board) on the 8th standing Chamber, City Hall, 205 Biscayne Way, Coral Gables, Florida 33134 on December 12, 2018, at 2:00 p.m.

You may be represented by an attorney and/or other persons and witnesses and evidence. You have the right to be heard by an attorney and/or other persons and witnesses and evidence. However, the City will not accept a request for a hearing that is not attended by an attorney. Please be advised that a hearing is required unless you are the owner of the property. The hearing will be held on the date and time specified on the permit unless you notify the Building Official in writing within the time period specified on the permit. The Department's hearing hours are from 9:00 a.m. to 5:00 p.m. The Department's hearing hours are from 9:00 a.m. to 5:00 p.m. The Department's hearing hours are from 9:00 a.m. to 5:00 p.m.

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

CITY OF CORAL GABLES

Case No. 174802

Permit No.

vs

TRALLURA INC
2460 S.W. 22nd Street, 2nd Floor
Miami, Florida 33144-3434

Return receipt number:

91 7100 2373 3932 5910 7963

Reproduced

**NOTICE OF UNLAWFUL STRUCTURE VIOLATIONS FOR FAILURE TO REGISTER
AND NOTICE OF HEARING**

Date: December 11, 2017

Re: 111 Mendota Avenue, Coral Gables, Florida 33134-8949, as defined in Letter "A" of
Item 24 of CORAL GABLES DOUGLAS STREET 1994, according to the Plat Record, as recorded in Plat
Book 22, Page 62, of the Public Records of Dade County, Florida and being also recorded in
104,029,020 (Property)

The City of Coral Gables ("City") Building Official has upon and the records relating to the Structure in
accordance with Article III, Chapter 165 of the City Code pursuant to Article 165 and Section 16-
11 of the Miami-Dade County Code, as applicable to the City, pertaining to existing buildings. The
Structure is hereby declared unsafe by the Building Official and is prohibited under the
Section 165.15(4)(b) of the City Code for failure to comply with the requirements and
provisions of the Florida Building Code or Section 16-11 of the Miami-Dade County
Code.

Therefore, this matter is set for hearing before the City's Construction Regulations Board
("Board") in the Commission Chambers, City Hall, 615 Robinson Way, Coral Gables, Florida
33134, on January 9, 2018, at 2:00 p.m.

You may appeal the decision of the Building Official as set forth by appearing at the hearing. You have
the right to be represented by an attorney and any present and pertinent documents and evidence. You are
bound by the rules of evidence that are in effect. 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 you or an attorney with you in the form of the hearing.
If you are unable to attend, you must provide you or an attorney with you in the form of the hearing.
Coral Gables Development Services Department, 615 Robinson Way, 2nd Floor, Coral Gables, FL 33134.
Telephone: (305) 462-5229. The Department Services Department's hours are
8:00 a.m. through 5:00 p.m., Monday through Friday, at (305) 462-5229.

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

CITY OF CORAL GABLES
Permit

Case No. 17483

PERMIT NO.
17483-001
17483-001-001

EXPIRES DATE
12 31 2018 09:00 09:10 2018

Project

**NOTICE OF INVALID STRUCTURE VIOLATION FOR FAILURE TO REGISTER
AND NOTICE OF HEARING**

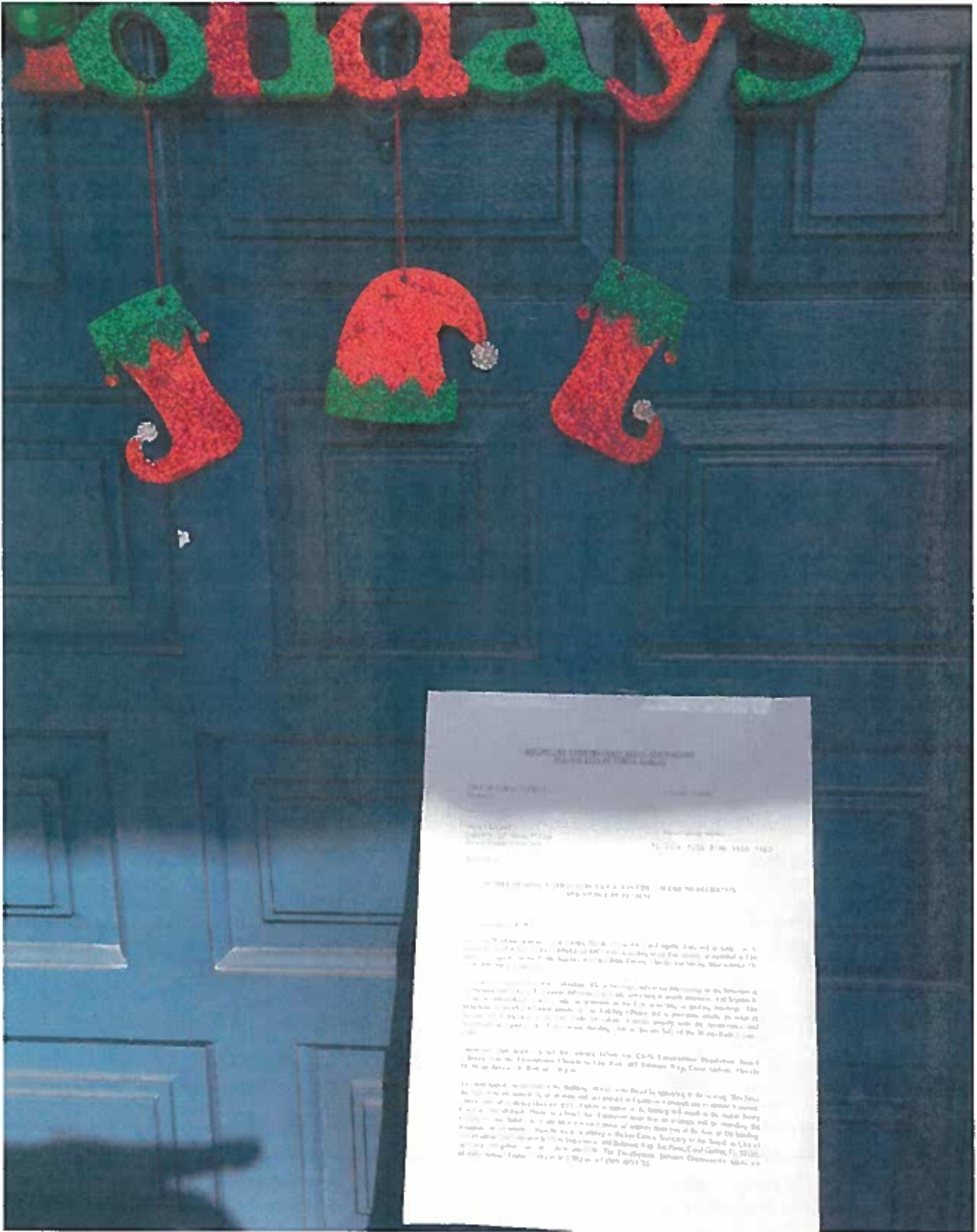
Date Issued: 12/28/18

Re: 116 Mendota Avenue, Coral Gables, Florida 33134-0709 and legally described as Lots 7 & 8, Tract 10 of 116AL GABLES EUGENAS M CYRUS, according to the Plan thereof, as recorded in Plat Book 21, Page 62, of the Public Records of Miami-Dade County, Florida, and by City File number 17-17483-001-001.

The City of Coral Gables ("City") Building Official has inspected the structure referred to in the above and as shown on Article III, Chapter 105 of the City Code pertaining to unsafe structures, and Section 9-10 of the Miami-Dade County Code, as applicable to the City, pertaining to existing buildings. The structure is hereby declared unsafe by the Building Official and is prohibited under persons in violation of Section 105-105(1) of the City Code for failure to comply with the minimum and maximum requirements of the Florida Building Code, as Section 9-10 of the Miami-Dade County Code.

Therefore, this notice is set for hearing before the City's Construction Regulation Board ("Board") in the 4th Floor Conference Room, City Hall, 285 Biscayne Way, Coral Gables, Florida 33134 on January 8, 2019 at 2:00 pm.

You have the right to be represented by an attorney and any present and question answers and evidence, however, legal fees of evidence shall not apply. Failure to appear at the hearing will result in the matter being deemed as you have failed to do so and may result in a fine or other action that you may be attending the hearing. A hearing must be made in writing to the City of Coral Gables, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biscayne Way, 4th Floor, Coral Gables, FL 33134, telephone number: (305) 466-5229. The Development Services Department's hours are Monday through Friday, 7:30 am to 5:30 pm, tel: (305) 466-5231.



MEMORANDUM FOR THE RECORD
DATE: 12/15/72
SUBJECT: [Illegible]

[The following text is extremely faint and largely illegible due to the quality of the scan. It appears to be a memorandum or report with several paragraphs of text.]

41



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

CITY OF CORAL GABLES
Permittee

Case No. 17-020

to

TRAKAR INC
240 S.W. 23rd Street, 2nd Floor
Miami, Florida 33135-3134

Reference number:

93 7100 0130 2930 0110 7960

Requisite:

**NOTICE OF UNLAWFUL STRUCTURE VIOLATION FOR FAILURE TO RECTIFY
AND NOTICE OF HEARING**

Dear Sir/Madam: 18 291

Re: 112 Westmore Avenue, Coral Gables, Florida 33134-4064, and legally described in Lots 7, 8, 9, Block 74 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 this number 93-7100-0130 (Temporary).

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure as evidenced by Article III, Chapter 195 of the City Code, pertaining to unmade structures, and Sections 8-11 of the Miami-Dade County Code, as applicable to the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is prohibited until, pursuant to Section 805.13(1)(b) of the City Code, the failure to comply with the maintenance and maintenance requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this notice is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 305 Biscayne Way, Coral Gables, Florida 33134 on January 1, 2018, at 2:00 p.m.

You may appear at the hearing before 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. Further, the expenses must be made in writing to Holly Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 305 Biscayne Way, 3rd Floor, Coral Gables, FL 33134, hgc@coral.gables.fl.us, tel: (305) 463-3229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m. or (305) 463-3231.

1982 JUN -1 AM 10:40

82P121864

45

QUIT CLAIM DEED

11455 - 977

THIS QUIT CLAIM DEED, executed this 21st day of May, 1982, by

MARIA DOLORES BARRIENTOS DE DORTA, a single woman; FRANCISCO DORTA and OLGA F. DORTA, his wife; RAMON E. DORTA and NELLY F. DORTA, his wife; and LUIS F. DORTA and MIREYA F. DORTA, his wife,

First Parties to

FRALURA INC., a Florida corporation,
13295 Archcreek Ter

Second Party. Keystone Point, Isle S, North Miam. Fla 33181

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

Lots 7 and 8, in Block 39, of Revised Plat of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69 of the Public Records of Dade County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties, either in law or equity, to the only proper use, benefit and behalf of the second party forever.

IN WITNESS WHEREOF, the said first parties have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]

Maria Dolores Barrientos de Dorta
MARIA DOLORES BARRIENTOS DE DORTA, a single woman

[Signature]

[Signature]
FRANCISCO DORTA

[Signature]

[Signature]
OLGA F. DORTA, his wife

[Signature]

[Signature]
RAMON E. DORTA

[Signature]

[Signature]
NELLY F. DORTA, his wife

[Signature]

[Signature]
LUIS F. DORTA

[Signature]
MIREYA F. DORTA, his wife

0.45
F. [Signature] 6/1/82 DC

1080

STATE OF FLORIDA)
COUNTY OF DADE) ss.

11455 pg 978

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared,

MARIA DOLORES BARRIENTOS DE DORTA, a single woman,

to me well known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 21 day of May, 1982.

My Commission Expires:

Sheldon T. Giaccone
Notary Public, State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DADE) ss.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared,

FRANCISCO DORTA and OLGA F. DORTA, his wife,

to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 21 day of May, 1982.

My Commission Expires:

Sheldon T. Giaccone
Notary Public, State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DADE) ss.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared,

RAMON E. DORTA and NELLY F. DORTA, his wife,

to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 21 day of May, 1982.

My Commission Expires:

Sheldon T. Giaccone
Notary Public, State of Florida at Large

STATE OF FLORIDA)
) ss.
COUNTY OF DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aofresaid ina din the County aforesaid, to take acknowledgements, personally appeared,

LUIS F. DORTA and MIREYA F. DORTA, his wife,

to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 21 day of May, 1982.

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA BY EXPIRE
MAY 21 1985
FORD AND COMPANY'S S. W. FLORIDA

Walter T. Guise
Notary Public, State of Florida at Large



RECORDED IN OFFICE DEPUTY CLERK
OF DADE COUNTY, FLORIDA
RECORD FILED
RICHARD P. BRINCKER
CLERK CIRCUIT COURT



DIVISION of
CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Florida Profit Corporation
FRALURA INC.

Filing Information

Document Number F57477
FEI/EIN Number 59-2435227
Date Filed 12/04/1981
State FL
Status ACTIVE

Principal Address

2460 SW 22ND ST.
2ND FLOOR
MIAMI, FL 33145

Changed: 06/26/2008

Mailing Address

2460 SW 22ND ST.
2ND FLOOR
MIAMI, FL 33145

Changed: 06/26/2008

Registered Agent Name & Address

DURAN, ALFREDO G
2340 S DIXIE HIGHWAY
MIAMI, FL 33133

Name Changed: 06/26/2008

Address Changed: 06/26/2008

Officer/Director Detail

Name & Address

Title PD

DORTA, RAMON F
 2460 SW 22ND ST., 2ND FLOOR
 MIAMI, FL 33145

Title VP

DORTA, RAMON A
 2460 SW 22ND ST., 2ND FLOOR
 MIAMI, FL 33145

Title TD

DORTA, FRANCISCO A
 2460 SW 22ND ST., 2ND FLOOR
 MIAMI, FL 33145

Title SD

DORTA, NELLY
 2460 SW 22ND ST., 2ND FLOOR
 MIAMI, FL 33145

Annual Reports

Report Year	Filed Date
2015	03/10/2015
2016	01/29/2016
2017	02/22/2017

Document Images

02/22/2017 -- ANNUAL REPORT	View image in PDF format
01/29/2016 -- ANNUAL REPORT	View image in PDF format
03/24/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/10/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
02/08/2011 -- ANNUAL REPORT	View image in PDF format
02/09/2010 -- ANNUAL REPORT	View image in PDF format
02/09/2009 -- ANNUAL REPORT	View image in PDF format
06/26/2008 -- ANNUAL REPORT	View image in PDF format
02/11/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format

OFF REC 19478 PG 3243

This instrument prepared by:
LUIS A. CONSUEGRA, ESQ.
780 NW 42nd Avenue
Miami, Florida 33126

01R052087 2001 FEB 01 15:53

00CSTPMTG 3,500.00 INTMS 2,000.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

MORTGAGE DEED

THIS MORTGAGE DEED, executed this 21 day of January, 2001, by and between FRALURA, INC., a Florida corporation, hereinafter called the MORTGAGOR, which term as used in every instance shall include the Mortgagor's heirs, executors, administrators, successors, legal representatives and assigns, either voluntary by act of the parties, or involuntary by operation of law, and shall denote the singular and/or plural, and the masculine and/or feminine and natural and/or artificial persons, whenever and wherever the context so requires or admits, party of the first part, in favor of OCEAN BANK, a state banking corporation, its successors and assigns, hereinafter called the BANK,

WITNESSETH, that for divers good and valuable considerations, and to secure the payment of that certain Promissory Note in the amount of ONE MILLION AND NO/100 (\$1,000,000.00) DOLLARS, executed by the MORTGAGOR in favor of the BANK (the term PROMISSORY NOTE as hereafter used shall denote the singular, if one Note, or the plural, if more than one Note is secured by this Mortgage), together with interest thereon and all other sums of money secured hereby as hereinafter provided, the MORTGAGOR does grant, bargain, sell, alien, remise, release, convey, and confirm unto the BANK in fee simple, the following described real estate, of which the MORTGAGOR is now seized and possessed, and in actual possession, situate in the County of Miami-Dade, State of Florida, to wit:

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

THIS IS AN OPEN FIRST MORTGAGE IN THE AMOUNT OF \$1,000,000.00 GIVEN TO SECURE ANY PRESENT OR FUTURE OBLIGATIONS OF FRALURA, INC., a Florida corporation and/or RAMON DORTA, FRANCISCO DORTA and LUIS F. DORTA.

TOGETHER with all structures and improvements now and hereafter on said land, and the fixtures attached thereto; and the easements, riparian and littoral rights and appurtenances thereunto belonging, or in any wise appertaining; and all rents, issues, proceeds and profits accruing and to accrue from said premises; and all gas and electric fixtures, heaters, air conditioning equipment, machinery, boilers, ranges, elevators and motors, plumbing fixtures and hardware, window screens, screen doors, venetian blinds, storm shutters and awnings, pool pumps and motors and all other heating, cooling, refrigerating, plumbing, cooling, ventilating, irrigating and power systems and appliances which are now or may hereafter pertain to or be used with, in or on said premises though they may be either detached or detachable.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

*Lots 12 and 13 in Block 28 of LAWRENCE ESTATE
LAND COMPANY'S SUBDIVISION, according to the
Plat thereof, as recorded in Plat Book 2 at Page 46 of the Public
Records of Dade County, Florida; a/k/a 1047 S. W. 7th
Street, Miami, Florida;*

PARCEL II:

*Lots 7 and 8 in Block 39 of CORAL GABLES
DOUGLAS SECTION, according to the Plat thereof, as
recorded in Plat Book 25 at Page 69 of the Public Records of
Dade County, Florida; a/k/a 114 Mendoza Avenue, Coral
Gables, Florida, and*

PARCEL III:

*Lots 3 and 4, Block 39 of Revised Plat of CORAL
GABLES DOUGLAS SECTION, according to the Plat
thereof, as recorded in Plat Book 25 at Page 69 of the Public
Records of Dade County, Florida; a/k/a 130 Mendoza
Avenue, Coral Gables, Florida.*

TO CORNER IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORDED BY
HARVEY RUVIN
CLERK CIRCUIT COURT

Ocean Bank (FDIC # 24156)

Active Insured Since December 9, 1982

Data as of: August 9, 2017

Ocean Bank is an active bank

FDIC Certificate#:	24156	Established:	December 9, 1982	Corporate Website:	
Headquarters:	780 N.W. 42nd Avenue Miami, FL 33126 Miami-Dade County	Insured:	December 9, 1982	http://www.oceanbank.com	
		Bank Charter Class:	Non-member of the Federal Reserve System	Consumer Assistance:	https://www5.fdic.gov/starsmail/index.asp
Locations:	21 domestic in 1 states, 0 in territories, and 0 in foreign locations	Regulated By:	Federal Deposit Insurance Corporation	Contact the FDIC about:	Ocean Bank

- Locations
- History
- Identifications
- Financials
- Other Names / Websites

Showing 1 to 21 of 21 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
256999	17	Embassy Lakes Branch	2581 Hiatus Road	Broward	Cooper City	FL	33026	Full Service Brick and Mortar Office	02/02/1999	
256990	8	Coral Gables Branch	2655 Le Jeune Road	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	12/09/1993	
514896	23	Doral Branch	2500 N.W. 97th Avenue, Suite 100	Miami-Dade	Doral	FL	33172	Full Service Brick and Mortar Office	10/22/2010	
256995	13	Downtown Fort Lauderdale Branch	200 Northeast 3rd Avenue	Broward	Fort Lauderdale	FL	33301	Full Service Brick and Mortar Office	07/27/1998	
256985	2	Palm Spring Branch	790 West 49th Street	Miami-Dade	Hialeah	FL	33012	Full Service Brick and Mortar Office	11/18/1985	
17491	4	Hialeah Branch	1801 West Fourth Avenue	Miami-Dade	Hialeah	FL	33010	Full Service Brick and Mortar Office	07/19/1984	02/12/1988
256997	15	Taft Street Branch	6775 Taft Street	Broward	Hollywood	FL	33024	Full Service Brick and Mortar Office	02/02/1999	
16824		Ocean Bank	780 N.W. 42nd Avenue	Miami-Dade	Miami	FL	33126	Full Service Brick and Mortar Office	12/09/1982	
256984	1	Bird Road Branch	7951 S W 40th Street	Miami-Dade	Miami	FL	33140	Full Service Brick and Mortar Office	08/19/1985	
256986	3	West Flagler Branch	8700 West Flagler Street	Miami-Dade	Miami	FL	33144	Full Service Brick and Mortar Office	12/08/1986	
256987	5	Brickell Branch	1000 Brickell Avenue	Miami-Dade	Miami	FL	33126	Full Service Brick and Mortar Office	08/17/1987	
256988	6	Coral Way Branch	12005 26th Street, S W.	Miami-Dade	Miami	FL	33175	Full Service Brick and Mortar Office	10/07/1987	
256991	9	Airport West Branch	7650 N.W. 25th Street	Miami-Dade	Miami	FL	33122	Full Service Brick and Mortar Office	02/06/1995	
256994	12	Downtown Miami Branch	200 Southeast First Street	Miami-Dade	Miami	FL	33131	Full Service Brick and Mortar Office	10/27/1997	
359708	20	Miller Branch	14702 Southwest 56th Street	Miami-Dade	Miami	FL	33175	Full Service Brick and Mortar Office	03/30/2001	
419488	22	Kendall Drive Branch	10950 North Kendall Drive	Miami-Dade	Miami	FL	33176	Full Service Brick and Mortar Office	06/23/2003	
256993	11	Miami Beach Branch	501 41st Street	Miami-Dade	Miami Beach	FL	33140	Full Service Brick and Mortar Office	04/21/1997	
256992	10	Miami Lakes Branch	7455 Miami Lakes Drive	Miami-Dade	Miami Lakes	FL	33014	Full Service Brick and Mortar Office	06/23/1997	
583266	24	Pinecrest Branch	13593 South Dixie Highway	Miami-Dade	Pinecrest	FL	33156	Full Service Brick and Mortar Office	10/03/2016	
256989	7	Eighth Street Branch	6600 S.W. 8th Street	Miami-Dade	West Miami	FL	33144	Full Service Brick and Mortar Office	12/09/1992	
365331	21	Weston Branch	2300 South Commerce	Broward	Weston	FL	33326	Full Service Brick	05/02/2002	

OFF. REC. 17403PC4301

11DR-78
R.12/90

96R491666 1996 OCT 28 09:33

STATE OF FLORIDA
DEPARTMENT OF REVENUE
WARRANT

464198

FRALURA INC
250 CATALONIA AVENUE
CORAL GABLES, FL. 33134

592435227
ACCOUNT NUMBER
Re: Warrant issued under Chapter
199, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT INTANGIBLE TAX.

The taxpayer named above in the County of
DADE, is indebted to the Department of Revenue, State

of Florida, in the following amounts:

TAX	\$	<u>758.09</u>
PENALTY		<u>833.88</u>
INTEREST		<u>112.39</u>
TOTAL	\$	<u>1,704.36</u>
FILING FEE		<u>32.00</u>
GRAND TOTAL	\$	<u>1,736.36</u>

REC'D - DEPARTMENT OF REVENUE
- DAE COUNTY, FLORIDA
- TOLINE VERBET
HARVEY RIVLIN
CLERK OF CIRCUIT COURT

WITNESS my hand and official seal in this City of MIAMI

DADE County, Florida, this 18TH day of OCTOBER, 1996.



L. H. FUCHS
EXECUTIVE DIRECTOR
DEPARTMENT OF REVENUE
STATE OF FLORIDA

8175 N.W. 12th Street
Miami, FL 33126

By:

THIS INSTRUMENT PREPARED BY:

[Handwritten Signature]

AUTHORIZED AGENT

CLERK OF THE CIRCUIT COURT



CFN 2014R0400178
OR Bk 29178 Pgs 2963 - 2965; (3pgs)
RECORDED 06/04/2014 14:37:32
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**BEFORE THE CODE ENFORCEMENT BOARD
IN AND FOR THE CITY OF CORAL GABLES
MIAMI-DADE COUNTY, FLORIDA
LIEN**

THE CITY OF CORAL GABLES

CASE NO. : 13269

vs.

FILE NO. : 1304667

**FRALURA, INC.
R.D. INVESTMENT MANAGEMENT
2460 SW 22 STREET, 2ND FLOOR
MIAMI, FL 33145**

**VIOLATION LOCATED AT:
114 MENDOZA AVENUE**

On January 15, 2014 the Code Enforcement Board found you guilty of violating Section 105-23 City Code of the City of Coral Gables. RENEW EXPIRED PERMIT OR OBTAIN A NEW PERMIT COVERING THE PROPOSED WORK. The Board waived the \$108.75 administrative costs. You were given until March 15, 2014 to comply or a fine of \$150.00 per day shall be imposed for each day the violation continues to exist beyond that date.

Pursuant to Section 101-168 of the City of Coral Gables Code of Ordinances, a certified copy of the order imposing the fine shall be recorded in the Public Records of Miami-Dade County, Florida and thereafter shall constitute a lien against the following described property:

Lot(s) 7 & 8; Block 39, CORAL GABLES DOUGLAS SEC, as recorded in Plat Book 25, Page 69, in the Public Records of Miami-Dade County, Florida.

upon which the violation exists.

DATED at Coral Gables, Miami-Dade County, Florida on this 27th day of May, 2014.

BY: Ivonne Cutie
IVONNE CUTIE, CLERK
CODE ENFORCEMENT BOARD
427 BILTMORE WAY, SUITE 100

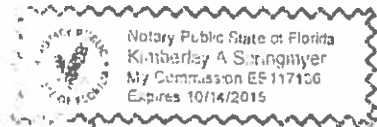
STATE OF FLORIDA):
):
COUNTY OF MIAMI-DADE):

CITY OF CORAL GABLES):
):
COUNTY OF DADE):

BEFORE ME, the undersigned authority, personally appeared IVONNE CUTIE, who after being duly sworn under oath deposes and states that she is the Clerk of the Code Enforcement Board for the City of Coral Gables and has executed the foregoing Lien with due authority from said Board and the facts contained there are true and correct.

Sworn to or affirmed, and subscribed before me this 28 day of May, in the year 2014, by Ivonne Cutie who is personally known to me or has produced _____ as identification.

My commission expires:



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Kimberly A Springmeyer APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

[Signature]
BRIDGETTE N. THORNTON, DEPUTY CITY ATTORNEY



Code Enforcement Board Enforcement Order

OR BK 29178 PG 2965
LAST PAGE

The City of Coral Gables
-vs-

Case #: 13269
Complaint #: 1304667

FRALURA INC R.D. INV. MGMT.
2460 SW 22 ST, 2ND FLOOR
CORAL GABLES, FL 33145

91 7108 2133 3932 6010 5602

Address of Violation(s):
114 MENDOZA AVE

Lot(s): 7-8 Block: 39
Plat Book: Page: Map:
Folio #: 03-4108-009-3940

This cause having come before the Code Enforcement Board for Hearing on Wednesday, January 15, 2014, and based on the evidence, the Board, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Section 101.168. The occupant is in violation of:

Code Section	Violation
--------------	-----------

105-23 CITY, 105.4.1.11	IF WORK HAS COMMENCED AND THE PERMIT IS REVOKED, BECOMES NULL AND VOID, OR EXPIRES BECAUSE OF LACK OF PROGRESS OR ABANDONMENT, A NEW PERMIT COVERING THE PROPOSED CONSTRUCTION SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK.
-------------------------	---

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables.

It is the Order of this Board, based upon the foregoing:

1. The Respondent(s) shall pay administrative costs of \$108.75 (WAIVED)
2. The Respondent(s) shall correct the violation/s.
3. If the violation(s) are not corrected by MARCH 15, 2014, a fine of \$150.00 will be imposed for each day thereafter that any violation continues to exist.
4. If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.

Upon complying, the Respondent(s) shall notify Kimberley Springmyer, the Code Inspector, who will inspect the property and verify either compliance or non-compliance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

Date

5/29/14

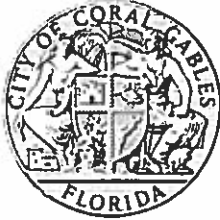
Ivonne Cutie
Clerk of the Code Enforcement Board

17th January 2014

Ivonne Cutie, Clerk
Code Enforcement Board

SEE

ATTACHED



**Coral Gables City Hall
405 BILTMORE WAY
CORAL GABLES, FL 33134**

CITY OF CORAL GABLES
Structural Letter of Compliance for the 40-year Recertification.

Enrique L. Fernández P.E.

12001 SW 128TH CT, Ste.:207, Miami, Florida, 33186.
Phone (305-431-2065)

August 8, 2017

Reference: 114 MENDOZA AVE Coral Gables, FL 33134-4069
Folio Number: 03-4108-009-3940

Dear Building Official:

In accordance with Section 8-11(f) of the Code of City of Coral Gables., I have performed an inspection of the building located at 114 MENDOZA AVE Coral Gables, FL 33134-4069 and determined the building is structural safe for its use and present occupancy.

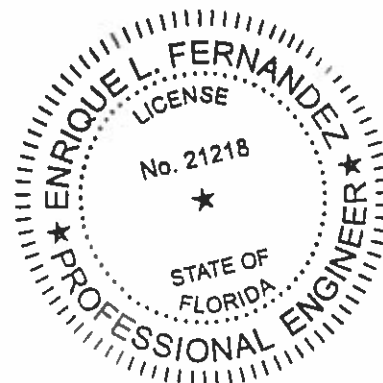
The findings of my inspection are summarized in this report that follows the Minimum Inspection Procedural Guidelines for Building Recertification. This report does not preclude the building from subsequent inspections as deemed necessary by the Building Official.

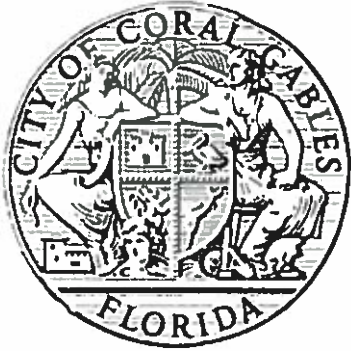
To avoid possible misunderstanding, nothing in this report would be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, the extent reasonably possible

Should you have any questions concerning this report please contact me Enrique L. Fernandez at
305-431-2065

Sincerely, Enrique L. Fernandez
Professional Engineer
FL P.E. REG. # 21218 CA # 31840

A handwritten signature in black ink, appearing to read "Enrique L. Fernandez", written over a horizontal line.





Coral Gables City Hall
405 BILTMORE WAY
CORAL GABLES, FL 33134

**MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION**

INSPECTION COMMENCED

Date: 8.1.2017

INSPECTION MADE BY: Enrique L. Fernandez

SIGNATURE: [Signature]

INSPECTION COMPLETED

Date: 8.5.2017

PRINT NAME: Enrique L. Fernandez, P.E.

TITLE: Professional Engineer FL

P.E. REG. # 21218 CA # 31840

ADDRESS: 12001 SW 128TH CT, Ste.:207,
Miami, Florida, 33186.

1. DESCRIPTION OF STRUCTURE

a. Name on Title: REFERENCE ONLY

b. Street Address: 114 MENDOZA AVE Coral Gables, FL 33134-4069

c. Legal Description:

CORAL GABLES DOUGLAS SEC PB 25-69
LOTS 7 & 8 BLK 39
LOT SIZE 100.000 X 115
OR 11455-977 0582 4

d. Owner's Name: FRALURA INC R.D. INVESTMENT MANAGMENT

e. Owner's Mailing Address: 2460 SW 22 ST 2ND FLR MIAMI, FL 33145

f. Folio Number of Building: 03-4108-009-3940

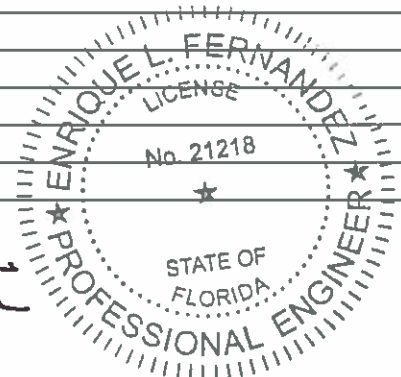
g. Building Code Occupancy Classification: 5001 HOTELS & MOTELS - GENERAL Med Density

h. Present Use: 4132 LIGHT MANUFACTURING: 0303 MULTIFAMILY 10 UNITS PLUS: MULTIFAMILY 3 OR MORE UNITS

i. General Description, Type of Construction, Size, Number of Stories, and Special Features

FOUR STORES CBS STRUCTURE 16 LIVING UNITS

Additional Comments:



[Signature]

Additions to Original Structure

2. PRESENT CONDITION

a. General alignment (not good, fair, poor, explain if significant)

- 1. Bulging GOOD
- 2. Settlement GOOD
- 3. Defections NONE VISIBLE
- 4. Expansion NONE VISIBLE
- 5. Contraction NONE VISIBLE

b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other)

NONE VISIBLE

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

GOOD CONDITION

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

NONE VISIBLE

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

NONE VISIBLE

f. Previous patching or repairs NONE

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

RESIDENTIAL

3. INSPECTIONS

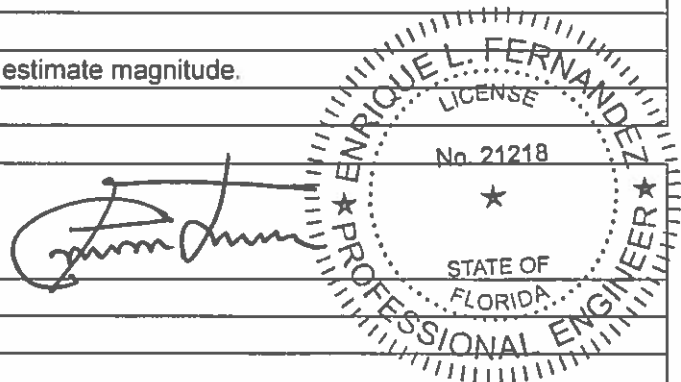
a. Date of notice of required inspection 6-28-17

b. Date(s) of actual inspection 6-28-17

c. Name of qualifications of individual submitting inspection report:

ENRIQUE L FERNANDEZ, PROFESIONAL ENGINEER

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



NONE	
e. Structural repair-note appropriate line:	
1. None required	<input checked="" type="checkbox"/>
2. Required (describe and indicate acceptance)	<input type="checkbox"/>

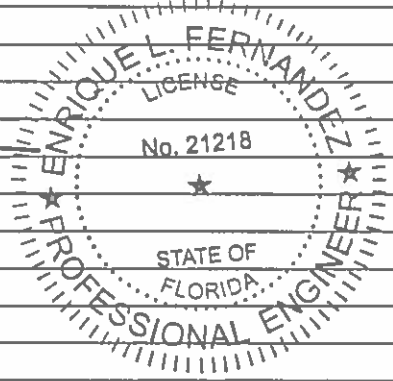
4. SUPPORTING DATA

- a. ____ sheet written data
- b. ____ photographs
- c. ____ drawings or sketches

5. MASONRY BEARING WALL = indicate good, fair poor on appropriate lines:

a. Concrete masonry units	GOOD
b. Clay tile or terra cotta units	NONE
c. Reinforced concrete tie columns	GOOD
d. Reinforced concrete tie beams	GOOD
e. Lintel	GOOD
f. Other type bond beams	BONDING BEAM GOOD
g. Masonry finishes - exterior	
1. Stucco	GOOD
2. Veneer	NONE
3. Paint only	GOOD
4. Other (describe)	NONE
h. Masonry finishes - interior	
1. Vapor barrier	GOOD
2. Purring and plaster	GOOD
3. Paneling	NONE
4. Paint only	NONE
5. Other (describe)	NONE
i. Cracks:	
1. Location - note beams, columns, other	NONE VISIBLE
2. Description	NONE VISIBLE
k. Rebar corrosion-check appropriate line:	
1. None visible	<input checked="" type="checkbox"/>
2. Minor-patching will suffice	<input type="checkbox"/>
3. Significant-but patching will suffice	<input type="checkbox"/>
4. Significant-structural repairs required	<input type="checkbox"/>
l. Samples chipped out for examination in spall areas:	
1. No	<input checked="" type="checkbox"/>
2. Yes - describe color, texture, aggregate, general quality	

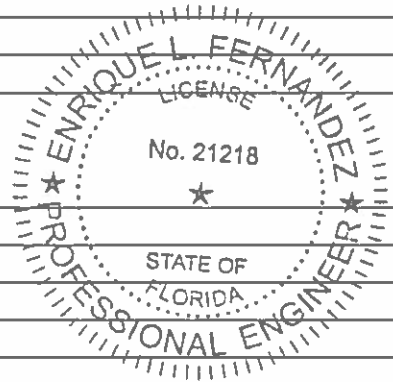
[Handwritten Signature]



--

6. FLOOR AND ROOF SYSTEM
a. Roof:
1. Describe (flat, slope, type roofing, type roof deck, condition)
CONCRETE FLAT ROOF, POOR CONDITION
WATER ACCUMULATION, ROOF SURFACE MUST BE REDONE
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
AIR CONTITIONING EQUIPMENT ON STANDS GOOD CONDITION
3. Note types of drains and scuppers and condition:
OVER FLOW SCUPPERS AND SCUPPERS IN GOOD CONDITION
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
SLAB ON GRADE.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members
ALL AVAILABLE FOR INSPECTION

7. STEEL FRAMING SYSTEM
a. Description
NONE
b. Exposed Steel – describe condition of paint & degree of corrosion:
NONE
c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection
NONE
d. Elevator sheave beams & connections, and machine floor beams – note condition:
NONE



A handwritten signature in black ink, appearing to read "Enrique L. Fernandez", written over the bottom right portion of the form.

8. CONCRETE FRAMING SYSTEM

a. Full Description of structural system

8" CMU EXTERIOR WALL

b. Cracking

1. Not significant

2. Location and description of members affected and type cracking

NONE

c. General condition

GOOD

d. Rebar corrosion – check appropriate line:

1. None visible

2. Location and description of members affected and type cracking NONE

3. Significant but patching will suffice

4. Significant – structural repairs required (describe) NONE

e. Samples chipped out in spall areas:

1. No

2. Yes, describe color texture, aggregate, general quality

9. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

CASEMENT WINDOWS

b. Anchorage – type & condition of fasteners and latches:

TAP-CON

c. Sealant – type of condition of perimeter sealant & at mullions:

CAULKING

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

CAULKING

e. General condition:

10. WOOD FRAMING

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

NONE

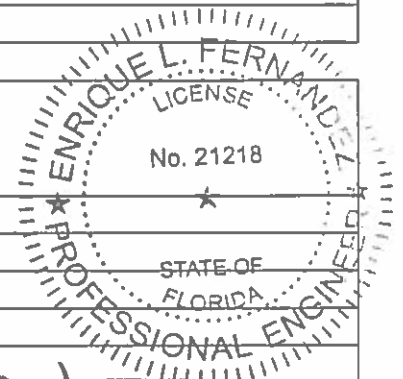
b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition:

NONE

c. Joints – note accumulations of moisture:

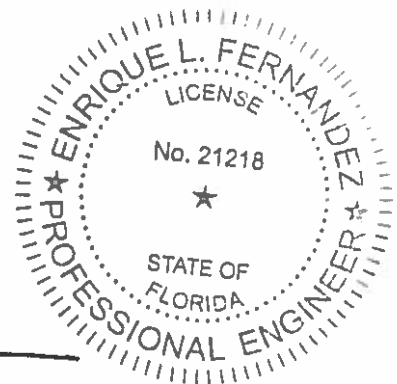
NONE

d. Drainage – note any concealed spaces not ventilated:



A handwritten signature in black ink, appearing to read "Enrique", is written over the bottom right portion of the form, overlapping the professional seal.

NONE
e. Note any concealed spaces opened for inspection:
ALL SPACES ARE READELY ACCESSIBLE



Enrique L. Fernandez



Coral Gables City Hall
405 BILTMORE WAY
CORAL GABLES, FL 33134

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF CITY OF CORAL GABLES**

Date: October 3, 2017
Property Address: 114 MENDOZA AVE Coral Gables, FL 33134-4069
Folio Number: 03-4108-009-3940
Building Description: STRUCTURE 4 STORIES
CBS WALL BUILDING

Building Description: CORAL GABLES DOUGLAS SEC PB 25-69
LOTS 7 & 8 BLK 39
LOT SIZE 100.000 X 115
OR 11455-977 0582 4

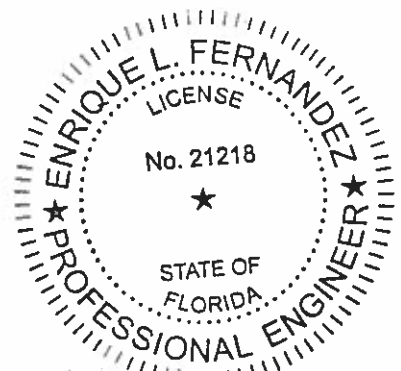
The undersigned states the following:

I am a Florida registered professional engineer with an active license. On 08.01.2017,

I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- The parking lot(s) is not adjacent to or abutting a canal, lake or other 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 guardrail and obtain all required inspection approvals to avoid enforcement action.

Enrique L. Fernandez
Professional Engineer
FL P.E. REG. # 21218 CA # 31840




Delivering Excellence Every Day



Coral Gables City Hall
405 BILTMORE WAY
CORAL GABLES, FL 33134

**MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION**

INSPECTION COMMENCED
Date: 8.1.2017

INSPECTION MADE BY: Enrique L. Fernandez
SIGNATURE: 

INSPECTION COMPLETED
Date: 8.5.2017

PRINT NAME: Enrique L. Fernandez, P.E.
TITLE: Professional Engineer
FL P.E. REG. # 21218 **CA #** 31840

ADDRESS: 12001 SW 128TH CT, Ste.:207,
Miami, Florida, 33186.

1. DESCRIPTION OF STRUCTURE

a. Name on Title: REFERENCE ONLY

b. Street Address: 114 MENDOZA AVE Coral Gables, FL 33134-4069

c. Legal Description:

CORAL GABLES DOUGLAS SEC PB 25-69
LOTS 7 & 8 BLK 39
LOT SIZE 100 000 X 115
OR 11455-977 0582 4

d. Owner's Name: FRALURA INC R.D. INVESTMENT MANAGMENT

e. Owner's Mailing Address: 2460 SW 22 ST 2ND FLR MIAMI, FL 33145

f. Folio Number of Building: 03-4108-009-3940

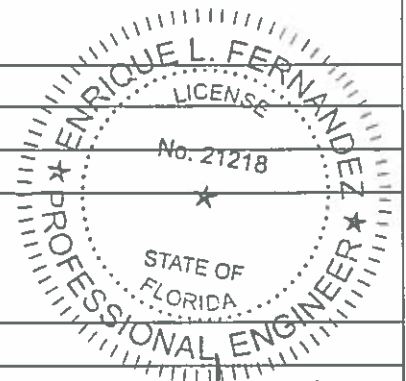
g. Building Code Occupancy Classification: 5001 HOTELS & MOTELS - GENERAL Med Density

h. Present Use: 4132 LIGHT MANUFACTURING: 0303 MULTIFAMILY 10 UNITS PLUS: MULTIFAMILY 3 OR MORE UNITS

i. General Description, Type of Construction, Size, Number of Stories, and Special Features

FOUR STORES CBS WALL STRUCTURE 16 LIVING UNITS

Additional Comments:





GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

2. ELECTRIC SERVICE

1. Size: 800 A () Fuses () Breakers ()
2. Phase: Three Phase () Single Phase ()
3. Condition: Good () Fair () Needs Repair ()

Comments:
Electrical
Service 120/240V. 1 phase, MAIN DISCONNECT INSIDE ELECTRICAL ROOM

METER AND ELECTRIC ROOM

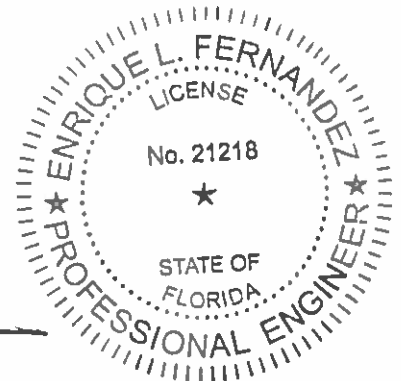
1. Clearances: Good () Fair () Requires Correction ()

Comments: PENETRATION ON CEILING INSIDE ELECTRICAL ROOM NOT TO CODE
PIPE PENETRATION NEED TO BE PROPERLY SEALED SEE PHOTO IN ADDITIONALS
COMENTS

GUTTERS

- Location: Good () Requires Repair ()

Comments:



A handwritten signature in black ink, appearing to read "Enrique L. Fernandez", located below the professional seal.

ELECTRICAL PANELS

Location: INSIDE SPACE Good () Needs Repair ()

1. Panel # (1,2,3&4)

Good () Needs Repair ()

2. Panel # (5,6,7&8)

Good () Needs Repair ()

3. Panel # (9,10,11,&12)

Good () Needs Repair ()

4. Panel # (13,14,15 &16)

Good () Needs Repair ()

5. Panel # (H)

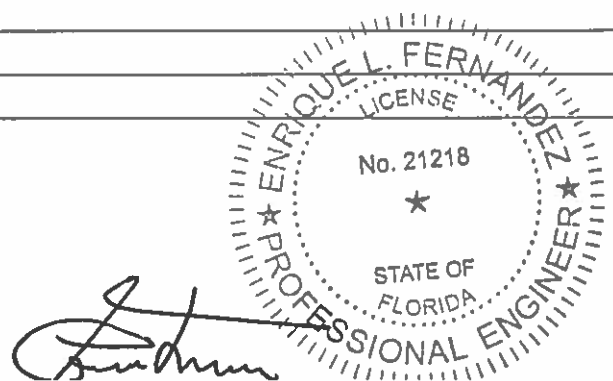
Comments:

BRANCH CIRCUITS:

1. Identified: Yes () Must be identified ()

2. Conductors: Good () Deteriorated () Must be replaced ()

Comments:



6. GROUNDING OF SERVICE:

Good ()

Repairs Required ()

Comments:

GROUNDING OF EQUIPMENT:

Good ()

Repairs Required ()

Comments:

SERVICE CONDUITS/RACEWAYS:

Good ()

Repairs Required ()

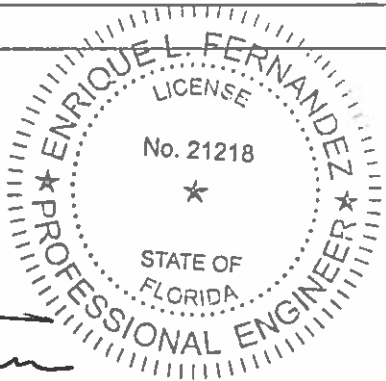
Comments:

SERVICE CONDUTORS AND CABLES:

Good ()

Repairs Required ()

Comments:


Enrique L. Fernandez

TYPES OF WIRING METHOD:

Conduit Raceway:	Good (<input checked="" type="checkbox"/>)	Repairs Required (<input type="checkbox"/>)
Conduit PVC:	Good (<input type="checkbox"/>)	Repairs Required (<input type="checkbox"/>)
NM Cable:	Good (<input type="checkbox"/>)	Repairs Required (<input type="checkbox"/>)
BX Cable:	Good (<input type="checkbox"/>)	Repairs Required (<input type="checkbox"/>)

FEEDER CONDUCTORS:

Good () Repairs Required ()

Comments:

EMERGENCY LIGHTING:

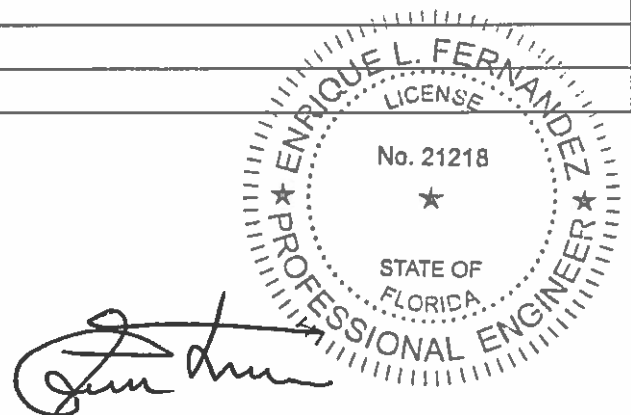
Good () Repairs Required ()

Comments:

BUILDING EGRESS ILLUMINATION:

Good () Repairs Required ()

Comments:



FIRE ALARM SYSTEM:

Good ()

Repairs Required ()

Comments:

SMOKE DETECTORS:

Good ()

Repairs Required ()

Comments:

EXIT LIGHTS:

Good ()

Repairs Required ()

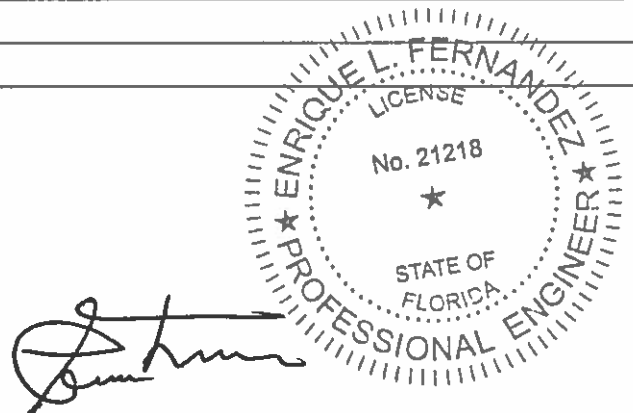
Comments:

EMERGENCY GENERATOR:

Good ()

Repairs Required ()

Comments: NONE



WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Good ()

Illumination ()

Comments:REQUIRED ADDITIONAL LIGHTING

OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Good ()

Illumination ()

Comments:REQUIRED ADDITIONAL LIGHTING

SWIMMING POOL WIRING:

Good ()

Repairs Required ()

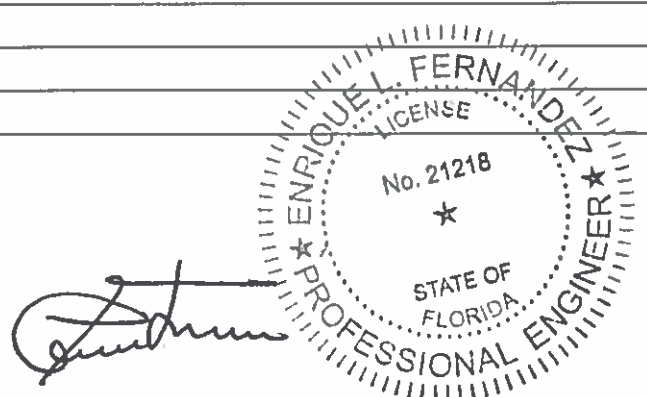
Comments:

WIRING OF MECHANICAL EQUIPMENT:

Good ()

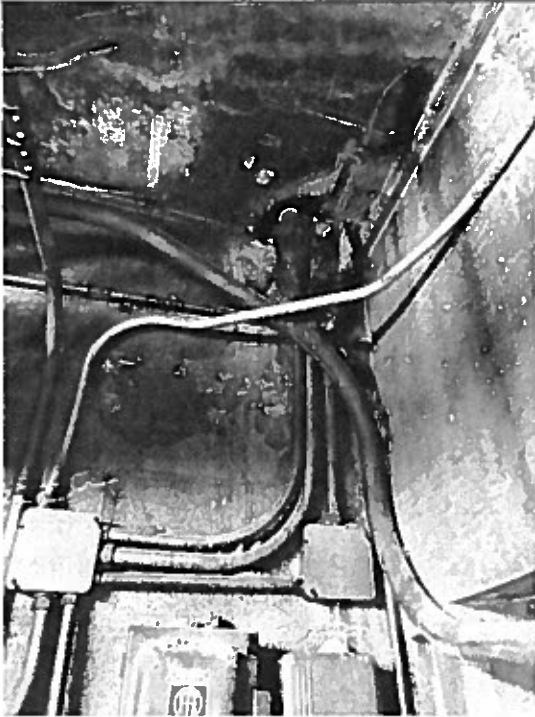
Repairs Required ()

Comments:



ADDITIONAL COMMENTS

Photo attached reference to item in ELECTRICAL ROOM AND METERS



Enrique L. Fernandez

ENRIQUE L. FERNANDEZ
LICENSE
No. 21218
★
STATE OF
FLORIDA
PROFESSIONAL ENGINEER ★



00.
11 21 17

**Coral Gables City Hall
405 BILTMORE WAY
CORAL GABLES, FL 33134**

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C OF THE CODE OF CITY OF CORAL GABLES**

Enrique L. Fernández P.E.

12001 SW 128TH CT, Ste.:207, Miami, Florida, 33186.
Phone (305-431-2065)

11/21/17

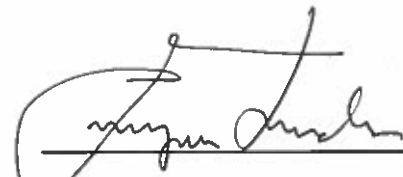
Reference: 114 MENDOZA AVE Coral Gables, FL 33134-4069
Folio Number: 03-4108-009-3940

RC-11-01-5377

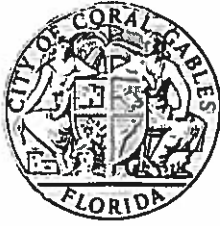
Dear Building Official:

1. I am a Florida registered professional engineer or architect with an active license.
2. On 11-19- 2017, at 7_pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 1.9-foot candle per SF, Minimum 1.0 foot candle per SF, Minimum to Maximum ratio 1.9: 1.0, foot candle 1.02 average per SF.
4. The level of illumination provided in the parking lot does meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Miami Dade County.
5. The level of outdoor lighting overspill meets the limitations established in section 33-4.1 of the code of Miami Dade County.





Signature and Seal
Engineer
Enrique L. Fernandez
FL P.E. REG. # 21218 CA # 31840



Coral Gables City Hall
405 BILTMORE WAY
CORAL GABLES, FL 33134

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C OF THE CODE OF CITY OF CORAL GABLES**

Enrique L. Fernández P.E.

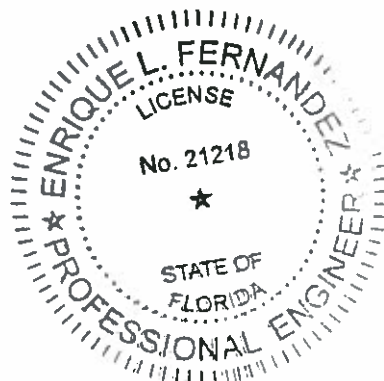
12001 SW 128TH CT, Ste.:207, Miami, Florida, 33186.
Phone (305-431-2065)

August 8, 2017

Reference: 114 MENDOZA AVE Coral Gables, FL 33134-4069
Folio Number: 03-4108-009-3940

Dear Building Official:

1. I am a Florida registered professional engineer or architect with an active license.
2. On 08-01-2017, at 9_pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 1.08-foot candle per SF, Minimum 0.3-foot candle per SF, Minimum to Maximum ratio 0.8, foot candle 0.8 average per SF.
4. The level of illumination provided in the parking lot **does not meet the minimum** standards for the occupancy classification of the building as established in **Section 8C-3 of the Miami Dade County**.
5. The level of outdoor lighting overspill meets the limitations established in section 33-4.1 of the code of Miami Dade County.



Signature and Seal
Engineer
Enrique L. Fernandez
FL P.E. REG. # 21218 CA # 31840



City of Coral Gables
Development Services



RC-11-01-5377

114 MENDOZA AVE #

Folio #: 03-4108-009-3940
Permit Description: BUILDING
RECERTIFICATION (1970)
CONSTRUCTION REGULATION BOARD CASE

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"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R
R.R

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 MASONRY
- Special Inspector for _____

RC-11-01-5377

RC-11-01-5377

