



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/17/2018

Property Information	
Folio:	03-4117-005-1230
Property Address:	2550 DOUGLAS RD Coral Gables, FL 33134-6104
Owner	BERAJA INVESTMENTS LTD
Mailing Address	2550 DOUGLAS RD STE 301 CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	29,412 Sq.Ft
Lot Size	23,503 Sq.Ft
Year Built	1968



Assessment Information			
Year	2018	2017	2016
Land Value	\$4,348,055	\$2,820,360	\$2,820,360
Building Value	\$51,945	\$1,124,512	\$1,231,640
XF Value	\$0	\$0	\$0
Market Value	\$4,400,000	\$3,944,872	\$4,052,000
Assessed Value	\$4,339,359	\$3,944,872	\$3,946,803

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$60,641		\$105,197

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

Short Legal Description
CORAL GABLES CRAFTS SEC PB 10-40 S24FT OF LOT 26 & ALL LOTS 27 THRU 33 BLK 5 LOT SIZE IRREGULAR OR 15154-1366 0891 4

Taxable Value Information			
	2018	2017	2016
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,339,359	\$3,944,872	\$3,946,803
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,400,000	\$3,944,872	\$4,052,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,339,359	\$3,944,872	\$3,946,803
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,339,359	\$3,944,872	\$3,946,803

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/25/2013	\$100	29025-3442	Corrective. tax or QCD; min consideration
07/25/2013	\$100	28792-1658	Corrective. tax or QCD; min consideration
08/01/1991	\$0	15154-1366	Sales which are disqualified as a result of examination of the deed

**CITY'S**  
**EXHIBIT**

2550 DOUGLAS ROAD



2550 Douglas Road

<p><b><u>Owner (Registered Agent)</u></b> Beraja Investments, Ltd. c/o Esther Beraja Registered Agent 2550 Douglas Rd, Suite 301 Coral Gables, FL 33134-6104</p>	<p><b><u>Lienholder</u></b> U.S. Bank Equipment Finance 1310 Madrid St Marshall, MN 56258-4099</p>
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# City of Coral Gables Fire Department

## Fire Prevention Division


2815 Salzedo Street, Coral Gables, FL 33134  
Fax (305) 460-5598

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

<b>Occupant Name:</b>	Beraja Medical	<b>Inspection Date:</b>	2/2/2018
<b>Address:</b>	2550 Douglas Road Coral Gables	<b>Inspection Type:</b>	AA-Tactical, Business (Annual Fire Inspection)
<b>Suite:</b>		<b>Inspected By:</b>	Terrance J. Daniel 305-441-5776 tdaniel@coralgables.com
		<b>Occ. Sq. Ft.:</b>	30000
		<b>Occupant Number:</b>	014865

**No violations noted at this time.**

**Company Representative:**

Margarita Caffe  
  
**MARGARITA CAFFE**  
 Signature valid only in mobile-eyes documents

Margarita Caffe  
2/2/2018

**Inspector:**

Terrance J. Daniel  
  
 Signature valid only in mobile-eyes documents

Terrance J. Daniel  
2/2/2018

**CITY'S**

**EXHIBIT 2**



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-10-11-3083	11/04/2010	2550 DOUGLAS RD	BOA COMPLETE (LESS THAN \$75,000)	REVISION TO NSTALLING NEW CONCRETE RAMP ( AT DOUGLAS SIDE) \$19000	issued	11/09/2010		0.00
AB-14-12-3373	12/03/2014	2550 DOUGLAS RD	BOA COMPLETE (LESS THAN \$75,000)	PAINT EXT BUILDING BM 192 (LIGHT BEIGE) & WHITE AS PER PLANS (PEBBLE PANELS WILL REMAIN) \$12,000	issued	12/03/2014		0.00
BL-09-11-2623	11/24/2009	2550 DOUGLAS RD	INTERIOR ALTERATION ONLY	COMM INTER ALTER 2ND FLOOR-(BERAJA MEDICAL INSTITUTE) \$350,000	final	06/11/2010	04/18/2011	0.00
BL-10-11-3478	11/10/2010	2550 DOUGLAS RD	INT / EXT ALTERATIONS	*** CANCELLED - CHANGE OF CONTRACTOR TO BL15045385 *** INSTALLING NEW CONCRETE RAMP ( AT DOUGLAS SIDE), REPLACEMENT OF 2 DOORS, RAILINGS \$30,000	canceled	02/28/2012	04/28/2015	0.00
BL-13-09-0922	09/18/2013	2550 DOUGLAS RD	INTERIOR ALTERATION ONLY	CANCELLED AND DISCARDED -- COMM INTER ALTER @ 2ND FLOOR (NEW FOOD STORE INSIDE BERAJA MEDICAL INSTITUTE) \$	final	10/01/2015	10/01/2015	0.00
BL-15-04-5385	04/28/2015	2550 DOUGLAS RD	BLD SIMPLE CHANGE OF CONTRACTOR	*** CHANGE OF CONTRACTOR FROM BL10113478 *** INSTALLING NEW CONCRETE RAMP ( AT DOUGLAS SIDE), REPLACEMENT OF 2 DOORS, RAILINGS \$30,000	stop work	04/30/2015		0.00
EL-09-11-2108	11/17/2009	2550 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	RELOCATE TRANSFORMER FOR EXISTING SIGN \$400	final	11/18/2009	04/07/2010	0.00
EL-10-06-4647	06/18/2010				final	06/21/2010	10/29/2010	0.00

**CITY'S**

**EXHIBIT**

3

		2550 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	105 LIGHT SOCKETS; 74 ROUGH IN OUTLETS; ONE SPECIAL OUTLETS					
EL-10-06-5045	06/25/2010	2550 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	ELEC WIRING FOR DATA FOR COMM INTER ALTER 2ND FLOOR-(BERAJA MEDICAL INSTITUTE)	final	06/25/2010	02/07/2011	0.00	
EL-10-08-3596	08/06/2010	2550 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	FIRE ALARM PERMIT	final	08/06/2010	11/05/2010	0.00	
EL-13-09-1363	09/25/2013	2550 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	CANCELLED AND DISCARDED -- 25 LIGHT SOCKETS; 10 ROPUGH IN OIUTLETS; 10 COMMERCIAL OUTLETS	final	10/01/2015	10/01/2015	0.00	
EX-16-03-5439	03/01/2016	2550 DOUGLAS RD	PERMIT EXTENSION	PERMIT EXTENSION BL- 15-04-5385	final	03/03/2016	03/03/2016	0.00	
EX-17-05-1042	05/01/2017	2550 DOUGLAS RD	PERMIT EXTENSION	EXTENSION FOR BL-15-04-5385	approved			116.64	
FD-10-08-3502	08/05/2010	2550 DOUGLAS RD	FIRE ALARM SYSTEM	BERAJA MEDICAL INSTITUTE	final	08/05/2010	11/05/2010	0.00	
ME-10-06-4650	06/18/2010	2550 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	MECHANICAL WORK FOR COMM INTER ALTER 2ND FLOOR-(BERAJA MEDICAL INSTITUTE)\$ 3750.00	final	06/23/2010	09/20/2010	0.00	
ME-13-09-1530	09/27/2013	2550 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELLED -- INSTALL 6 NEW DUCTS OFF EXISTING MAIN TRUNK LINE.	final	10/01/2015	10/01/2015	118.19	
ME-17-07-1896	07/19/2017	2550 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE 60 TON CHILLER \$ 47,800	pending			0.00	
ME-17-08-1630	08/11/2017	2550 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE 60 TON AIR COOLED CHILLER	final	08/11/2017	11/28/2017	0.00	
PL-10-06-4987	06/24/2010	2550 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING FOR COMM INTER ALTER 2ND FLOOR-(BERAJA MEDICAL INSTITUTE)	final	06/28/2010	10/13/2010	0.00	
PL-11-07-6268	07/13/2011	2550 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF 2" BACKFLOW PREVENTER \$2,070...	final	07/14/2011	08/09/2011	0.00	
PL-14-04-2013	04/01/2014	2550 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	CANCELLED -- COMM INTER ALTER @ 2ND FLOOR (NEW FOOD STORE INSIDE BERAJA MEDICAL INSTITUTE)	final	10/01/2015	10/01/2015	0.00	
PS-10-06-4393	06/15/2010	2550 DOUGLAS RD	TREE REMOVAL/RELOCATION	REMOVAL OF 2 TREES ( 1-FL.HOLLY, 1-INDIAN ROSEWOOD)	final	06/23/2010	06/23/2010	0.00	
PU-12-06-8759	06/12/2012	2550 DOUGLAS RD	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMITS 98080286 92040068	final	06/14/2012	06/14/2012	0.00	



PU-12-08-0518	08/09/2012	2550 DOUGLAS RD	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT BL10113478	final	08/10/2012	08/10/2012	0.00
PU-13-02-0999	02/19/2013	2550 DOUGLAS RD	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT BL10113478	canceled		01/13/2014	0.00
PU-14-12-3345	12/03/2014	2550 DOUGLAS RD	PUBLIC RECORDS SEARCH	REQ COPY OF ELEVATIONS	final	12/03/2014	12/03/2014	0.00
PW-09-03-1661	03/06/2009	2550 DOUGLAS RD	UTILITIES (AT & T) PERMIT	PROPOSED TELEPHONE FACILITIES ON R.O.W.	final	03/16/2009	03/16/2009	0.00
PW-09-04-2460	04/17/2009	2550 DOUGLAS RD	UTILITIES (AT & T) PERMIT	INSTALL DOWN GUT AND ANCHOR AT TWO LOCATIONS \$514.00	final	04/28/2009	05/27/2009	0.00
PW-17-08-2186	08/22/2017	2550 DOUGLAS RD	OBSTRUCTION OF ROW W/CRANE PERMIT	CRANE ON ROW	final	08/24/2017	06/26/2018	0.00
RC-18-08-3446	08/13/2018	2550 DOUGLAS RD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1968) CONSTRUCTION REGULATION BOARD CASE #18-8033 AND UNSAFE STRUCTURE FEE	issued	08/13/2018		600.00
RR-10-03-4094	03/19/2010	2550 DOUGLAS RD	RE-REVIEW FEE	RE-REVIEW FEE FOR FIRE	final	03/19/2010	03/19/2010	0.00
RV-12-11-1721	11/30/2012	2550 DOUGLAS RD	REVISION TO PERMIT	REVISION- ARCHITECTURAL & ELECTRICAL PAGES	pending			0.00
RV-14-04-3622	04/28/2014	2550 DOUGLAS RD	REVISION TO PERMIT	REVISION- ARCHITECTURAL	final	04/24/2015	04/24/2015	0.00
UP-17-07-1897	07/19/2017	2550 DOUGLAS RD	UPFRONT FEE	UPFRONT FEE FOR ME-17-07-1896, REPLACE 60 TON CHILLER \$47,800	final	07/19/2017	07/19/2017	0.00
ZN-10-07-5009	07/26/2010	2550 DOUGLAS RD	DUMPSTER / CONTAINER	CANCELLED - ROLL OFF CONTAINER	canceled		10/01/2015	0.00
ZN-12-07-0328	07/06/2012	2550 DOUGLAS RD	ASPHALT - RESURFACE / SEALANT	SEALCOAT & RE-STRIPPING PARKING LOT \$3,400	final	07/18/2012	07/31/2012	0.00
ZN-14-12-3384	12/03/2014	2550 DOUGLAS RD	PAINT / RESURFACE FL / CLEAN	PAINT EXT BUILDING BM 192 (LIGHT BEIGE) & WHITE AS PER PLANS (PEBBLE PANELS WILL REMAIN) \$12,000	final	12/09/2014	04/14/2015	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).



The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

91 7108 2133 3932 5910 7822

BERAJA INVESTMENTS LTD  
2550 DOUGLAS RD #301  
CORAL GABLES, FL 33134

RE: 2550 DOUGLAS RD  
FOLIO # 0341170051230  
Recertification of Building 40 Years or Older

To whom it may concern:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1968. 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 completed Recertification Report ("Report") must be submitted to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <http://www.miamidade.gov/pa/propertyrecertification.asp>. **The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.**

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

CITY'S Composite

EXHIBIT 4



# USPS Tracking® FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

## Track Another Package +

**Tracking Number:** 9171082133393259107822

Remove X

Your item was delivered to an individual at the address at 11:25 am on March 12, 2018 in MIAMI, FL 33134.

 **Delivered**

March 12, 2018 at 11:25 am  
Delivered, Left with Individual  
MIAMI, FL 33134

Feedback

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### Tracking History



**March 12, 2018, 11:25 am**

Delivered, Left with Individual  
MIAMI, FL 33134

Your item was delivered to an individual at the address at 11:25 am on March 12, 2018 in MIAMI, FL 33134.

**March 10, 2018, 12:41 pm**

Delivery Attempted - No Access to Delivery Location  
33134

**March 9, 2018, 1:05 pm**

Delivery Attempted - No Access to Delivery Location  
33134

**March 9, 2018**

In Transit to Next Facility

**March 8, 2018, 10:26 pm**

Departed USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

**March 7, 2018, 9:47 pm**

Arrived at USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

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**Product Information**



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**See Less** ^

Feedback

## Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

**FAQs (<https://www.usps.com/faqs/uspstracking-faqs.htm>)**



## The City of Coral Gables

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

June 6, 2018

BERAJA INVESTMENTS LTD  
2550 DOUGLAS RD #301  
CORAL GABLES, FL 33134

**RE: 2550 DOUGLAS RD**  
**FOLIO # 0341170051230**  
**Recertification of Building 40 Years or Older – SECOND NOTICE**

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(F). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

**Failure to submit a completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.**

Please govern yourself accordingly.

Sincerely,

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

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



## The City of Coral Gables

Development Services Department July 10, 2018  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

BERAJA INVESTMENTS LTD  
2550 DOUGLAS RD #301  
CORAL GABLES, FL 33134

RE: Recertification of Building 40 Years or Older – **FINAL NOTICE**  
2550 DOUGLAS RD  
Folio # 0341170051230

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated and mailed June 6, 2018, informed you it was necessary to submit a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets (or does not meet) the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board") and a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property.

Please govern yourself accordingly.

Sincerely,

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

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



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

August 14, 2018

Beraja Investments LTD  
2550 Douglas Road, Suite 301  
Coral Gables, Florida 33134

**ADDRESS: 2550 Douglas Road**  
**PROPERTY FOLIO #: 03-4117-005-1230**

Dear Property Owner/Manager:

This Department has received the 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 a new, completed and revised 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.  
Deputy Building Official



2550 Douglas Road

**Allied Building Inspection Services**  
**Inspections. Testing. Engineering**

July 25, 2018

Building Official  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134

**RE: 40-Year Building Re-Certification Inspection Reports**

**SUBJ: 2550 Douglas Road, Coral Gables, FL 33134**

**Folio: 03-4117-005-1230**

Dear Building Official,

Enclosed, please find the structural report in the format required by your office. The building is structurally safe for its intended use and present occupancy, in compliance with section 8-11(F) of the Miami Dade County Administrative Code. Please allow this letter to serve as our re-certification of the above noted subject property.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building.

Sincerely,

**Allied Building Inspection Services, Inc.**

A handwritten signature in blue ink, appearing to read "Masood Fegghi", with the date "7/26/18" written next to it.

**Masood Fegghi, PE 38622**





## Minimum Inspection Procedural Guidelines for Building Structural Re-Certification

### 1. Description of Structure

- a. Name of Title: **BERAJA INVESTMENTS LTD.**
- b. Street Address: **2550 Douglas Road, Coral Gables, FL 33134**
- c. Legal Description: **Coral Gables Crafts Sec PB 10-40 S24FT of lot 26 & Lots 27 Thru 33 Blk 5**
- d. Owner's Name: **BERAJA INVESTMENTS LTD.**
- e. Owner's Mailing Address: **2550 Douglas Road, Coral Gables, FL 33134**
- f. Building Official Folio Number: **03-4117-005-1230**
- g. Building Code Occupancy Classification: **CB-6400-COMMERCIAL - CENTRAL**
- h. Present Use: **Medical Office Building**
- i. General Description, Type of Construction, Size, Number of Stories, Special Features: **3-Story CBS & Reinforced Concrete Structure. Approximately 29,412 S.F.**
- j. Additions to original structure: **None noted (no plans available on site).**

### 2. Present Condition of Structure

- a. General alignment (note good, fair, poor, explain if significant)
  1. Bulging: **Good**
  2. Settlement: **Good**
  3. Defections: **Good**
  4. Expansion: **Good**
  5. Contraction: **Good**
- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other): **None Noted.**
- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains: **No spalling or significant cracks noted. No moisture penetration noted.**
- 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 - 2 mm in width; "Wide" if over 2 mm: **Hairline and fine cracks in CBS walls, not significant.**
- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood: **No spalling or significant cracks noted.**
- f. Previous patching or repairs: **Some minor stucco and plaster patches noted, satisfactory.**
- g. Nature of present loading - indicate residential, commercial, other estimate magnitude: **Commercial, medical offices.**



**3. Inspections**

- a. Date of notice of required inspection: **Unknown**
- b. Date(s) of actual inspection: **June 29 – July 3, 2018**
- c. Name and qualification of individual submitting inspection report: **Masood Fegghi, PE 38622**
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures: **Only manual hammer sounding of concrete.**
- e. Structural Repair (note appropriate line):
  - 1. None required: **None Required.**
  - 2. Required (describe and indicate acceptance): **None Required.**

**4. Supporting Data**

- a. sheets written data      **0**
- b. photographs              **(see attached)**
- c. drawings or sketches      **0**

**5. Masonry Bearing Walls (indicate good, fair or poor)**

- a. Concrete masonry units:      **Good**
- b. Clay tile or terra cotta units:      **N/A**
- c. Reinforced concrete tie columns:      **Good**
- d. Reinforced concrete tie beams:      **Good**
- e. Lintels:                      **N/A**
- f. Other type bond beams:      **N/A**
- g. Masonry finishes - exterior:
  - 1. Stucco:                      **Good**
  - 2. Veneer:                      **Good**
  - 3. Paint only:                      **N/A**
  - 4. Other (describe):              **Stone, good**
- h. Masonry finishes – interior:
  - 1. Vapor barrier:                      **N/A**
  - 2. Furring and plaster:              **Good**
  - 3. Paneling:                      **N/A**
  - 4. Paint only:                      **Good**
  - 5. Other (describe):              **Good, Gypsum Board.**



- i. Cracks:
  - 1. Location (note beams, columns, other): **CBS Walls.**
  - 2. Description: **Hairline and fine cracks, not significant**
- j. Spalling:
  - 1. Location (note beams, columns, other): **None Noted.**
  - 2. Description: **N/A.**
- k. Rebar corrosion (check appropriate line):
  - 1. None visible: **None Visible.**
  - 2. Minor-patching will suffice: **N/A.**
  - 3. Significant-but patching will suffice: **N/A.**
  - 4. Significant-structural repairs required (describe): **N/A.**
- l. Samples chipped out for examination in spalled areas:
  - 1. No: **N/A.**
  - 2. Yes (describe color texture, aggregate, general quality): **N/A.**

## 6. Floor and Roof Systems

- a. Roof:
  - 1. Describe (flat, slope, type roofing, type roof deck, condition): **Built-up flat roof over concrete, in fair condition.**
  - 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment & condition of supports: **HVAC equipment; in fair condition.**
  - 3. Note types of drains & scuppers: **Metal floor drains and wall scuppers; in fair condition.**
- b. Floor system(s):
  - 1. Describe (type of system framing, material, spans, condition): **Concrete floor slabs, in good condition.**
- c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: **Limited view of framing above acoustical ceilings; Readily-visible framing/structure.**

## 7. Steel Framing Systems

- a. Description: **N/A**
- b. Exposed steel: describe condition of paint & degree of corrosion: **N/A**
- c. Concrete or other fireproofing - note any cracking or spalling, note where any covering was removed for inspection: **N/A.**
- d. Elevator sheave beams & connections, and machine floor beams (note condition): **N/A.**

**8. Concrete Framing Systems**


- a. Full description of structural system: **Slabs, columns, beams, tie-columns, tie-beams, eyebrows, pre-cast floor joists.**
- b. Cracking:
  1. Not significant: **Not significant.**
  2. Location & description of members affected & type cracking: **Fine & hairline, CBS walls only**
- c. General condition: **Good Condition.**
- d. Rebar corrosion (check appropriate line):
  1. None visible: **None Visible.**
  2. Location/description of members affected & type cracking: **N/A.**
  3. Significant but patching will suffice: **N/A.**
  4. Significant - structural repairs required (describe): **N/A.**
- e. Samples chipped out in spalled areas:
  1. No: **N/A.**
  2. Yes (describe color, texture, aggregate, & general quality): **N/A.**

**9. Windows**

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other): **Metal fixed, and storefront.**
- b. Anchorage - type & condition of fasteners and latches: **Screws; fair.**
- c. Sealants-type & condition of perimeter sealants & at mullions: **Caulking; fair.**
- d. Interior seals-type & condition at operable vents: **N/A.**
- e. General condition: **Fair.**

**10. Wood Framing**

- a. Type - fully describe if mill construction, light construction, major spans, trusses: **Light construction: 2"x 4" non-load bearing partitions.**
- b. Note metal fittings (i.e. angles, plates, bolts, split pintles, pintles, other) and note condition: **None.**
- c. Joints - note if well fitted and still closed: **N/A.**
- d. Drainage - note accumulations of moisture: **No moisture accumulation noted.**
- e. Ventilation - note any concealed spaces not ventilated: **No unventilated spaces noted.**
- f. Note any concealed spaces opened for inspection: **None.**



Handwritten signature and date: 7/26/18



2550 Douglas Road

Allied Building Inspection Services  
Inspections. Testing. Engineering

## **Certification of Compliance with Parking Lot Guardrails Requirements in Chapter 8C of the Code of Miami-Dade County**

Date: **July 25, 2018**

Re: Case Number: **Folio: 03-4117-005-1230**

Property Address: **2550 Douglas Road, Coral Gables, FL 33134**  
**Approximately 29,412 S.F.**

Building Description: **Commercial, Medical Offices**

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license.  
On **June 29, 2018**, I inspected the parking lot(s) servicing the above referenced building  
for compliance with Section 8C-6 and determined the following:

- ( X ) 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.

---

**Masood Feghhi, PE 38622**



2550 Douglas Road

**Allied Building Inspection Services**  
**Inspections. Testing. Engineering**

July 25, 2018

Building Official  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134

**RE: 40-Year Building Re-Certification Inspection Reports**  
**SUBJ: 2550 Douglas Road, Coral Gables, FL 33134**  
**Folio: 03-4117-005-1230**

Dear Building Official,

Enclosed, please find the electrical report in the format required by your office. **This building requires repairs to the electrical deficiencies noted in the report prior to our recommendation for re-certification (Parking Illumination Only).**

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building.

Sincerely,

**Allied Building Inspection Services, Inc.**

A handwritten signature in black ink, appearing to read "Masood Fegghi", with the date "7/26/18" written to the right of the signature.

**Masood Fegghi, PE 38622**





2550 Douglas Road

Allied Building Inspection Services  
Inspections. Testing. Engineering

## Minimum Inspection Procedural Guidelines for Building Electrical Re-Certification

Inspection Commenced

Date: **June 29, 2018**

Signature:

Print Name: **Masood Fegghi**

Inspection Completed

Date: **July 25, 2018**

Title: **PE 38622**

Address: **8203 S.W. 124 Street  
Miami, Florida 33156**

Inspection Made By:

### 1. *Description of Structure*

- a. Name of Title: **BERAJA INVESTMENTS LTD.**
- b. Street Address: **2550 Douglas Road, Coral Gables, FL 33134**
- c. Legal Description: **Coral Gables Crafts Sec PB 10-40 S24FT of lot 26 & Lots 27 Thru 33 Blk 5**
- d. Owner's Name: **BERAJA INVESTMENTS LTD.**
- e. Owner's Mailing Address: **2550 Douglas Road, Coral Gables, FL 33134**
- f. Building Official Folio Number: **03-4117-005-1230**
- g. Building Code Occupancy Classification: **CB-6400-COMMERCIAL - CENTRAL**
- h. Present Use: **Medical Office Building**
- i. General Description, Type of Construction, Size, Number of Stories, Special Features: **3-Story CBS & Reinforced Concrete Structure. Approximately 29,412 S.F.**
- j. Additions to original structure: **None noted (no plans available on site).**



## Guidelines and Information for Re-Certification of Electrical Systems of Forty (40) Year Structures

### 1. **Electric Service**

1. Size: Amperage ( ~1,200 ) Fuses ( ) Breakers ( X )
2. Phase: Three Phase ( X ) Single Phase ( )
3. Condition: Good ( X ) Fair ( ) Needs Repair ( )
4. Comments: **1,200 Amp ITE MDP- Main 1 of 3 – 600 Amp, Main 2 of 3 – 40 Amps, Main 3 of 3 -400 Amp**

### 2. **Meter and Electric Room**

1. Clearances: Good ( ) Fair ( X ) Requires Correction ( )
2. Comments: **All equipment is satisfactory.**

### 3. **Gutters**

1. Location: Good ( X ) Repairs Required ( )
2. Taps & Fill: Good ( X ) Repairs Required ( )
3. Comments: **Satisfactory.**



**4. Electrical Panels**

- 1. C:           **100A, indoor** Good ( **X** )           Repairs Required (    )
- 2. C-Sub       **100A, indoor** Good ( **X** )           Repairs Required (    )
- 3. S-1:        **100A, indoor** Good ( **X** )           Repairs Required (    )
- 4. S-2:        **100A, indoor** Good ( **X** )           Repairs Required (    )
- 5. CR-2:       **100A, indoor** Good ( **X** )           Repairs Required (    )
- 6. CR-1:       **100A, indoor** Good ( **X** )           Repairs Required (    )
- 7. LS:         **30A, indoor**    Good ( **X** )           Repairs Required (    )
- 8. B:          **225A, indoor** Good ( **X** )           Repairs Required (    )
- 9. B-sub:       **60A, indoor**    Good ( **X** )           Repairs Required (    )
- 10. E:         **225A, indoor** Good ( **X** )           Repairs Required (    )
- 11. EQ:        **250A, indoor** Good ( **X** )           Repairs Required (    )
- 12. A:         **400A, indoor** Good ( **X** )           Repairs Required (    )
- 13. Comments:   **Satisfactory.**

**5. Branch Circuits**

- 1. Identified:    Yes       ( **X** )    Must Be Identified (    )
- 2. Conductors:   Good     ( **X** )    Deteriorated (    )    Must Be Replaced (    )
- 3. Comments:    **Satisfactory.**

**6. Grounding of Service**

- Condition:    Good     ( **X** )    Repairs Required (    )
- Comments:    **Satisfactory.**

**7. Grounding of Equipment**

- Condition:    Good     ( **X** )    Repairs Required (    )
- Comments:    **Satisfactory.**

**8. Service Conduits/Raceways**

- Condition:    Good     ( **X** )    Repairs Required (    )
- Comments:    **Satisfactory.**

**9. Service Conductors and Cables**

- Condition:    Good     ( **X** )    Repairs Required (    )
- Comments:    **Satisfactory.**



**19. Open or Undercover Parking Surface and Security Lighting**

- Condition: Good ( ) Requires Additional Illumination ( X )
- Comments: **Parking lot lighting is insufficient; requires additional illumination.**

**20. Swimming Pool Wiring**

- Condition: Good ( ) Repairs Required ( )
- Comments: **N/A.**

**21. Wiring of Mechanical Equipment**

- Condition: Good ( X ) Repairs Required ( )
- Comments: **Satisfactory.**

**22. General Additional Comments**

- Comments: **Satisfactory with the exception of parking lot illumination.**



7/26/18



**Certification of Compliance with Parking Lot Illumination  
Standards in Chapter 8C-3 of the Code of Miami-Dade County**

Date: **July 25, 2018**

Re: Case Number: **Folio: 03-4117-005-1230**

Property Address: **2550 Douglas Road, Coral Gables, FL 33134**

**Approximately 29,412 S.F.**

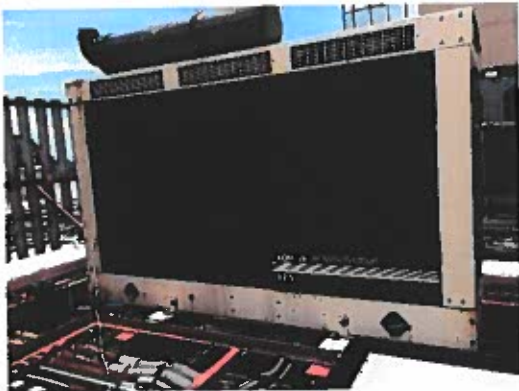
Building Description: **Commercial, Medical Offices**

**Not Compliant**

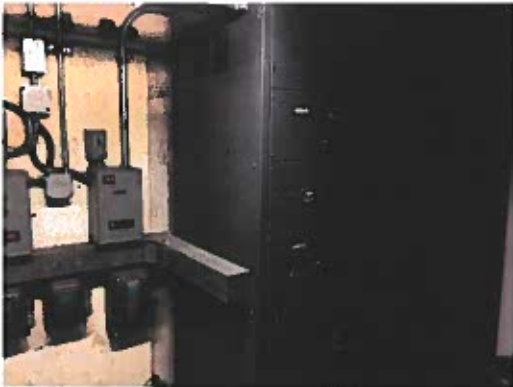
The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On the evening of **June 31, 2018**, we measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum \_\_ foot candle per SF, Minimum \_\_ foot candle per SF. Minimum to Maximum ratio \_\_ : \_\_, foot candle \_\_ average per SF.
4. The level of illumination provided in the parking lot(s) **does not** meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.
5. The level of outdoor lighting overspill meets the limitations established Section 33-4.1 of the Code of Miami-Dade County.

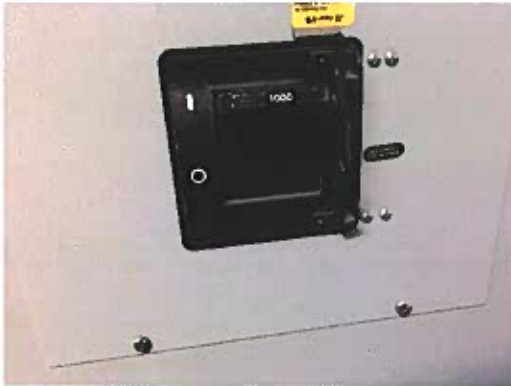
**Masood Fegghi, PE 38622**







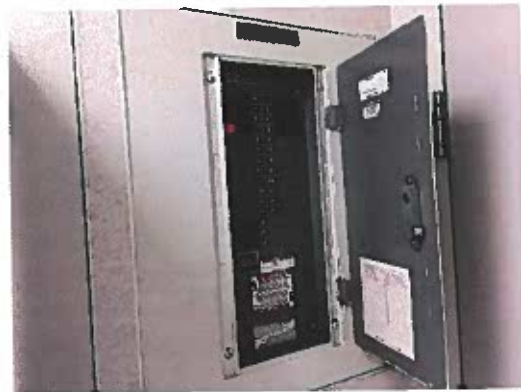




















2550 Douglas Road

**Allied Building Inspection Services**  
**Inspections. Testing. Engineering**





City of Coral Gables  
Development Services



**RC-18-08-3446**

2550 DOUGLAS RD #

Folio #: 03-4117-005-1230  
Permit Description: BUILDING  
RECERTIFICATION (1968)

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

# OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>[Signature]</i>	8/13/18
<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 8/14/18*

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-18-08-3446**



**RC-18-08-3446**



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-8033

vs.

BERAJA INVESTMENTS, LTD  
c/o Esther Beraja  
2550 Douglas Road, Suite 301  
Coral Gables, Florida 33134-6104

Return receipt number:

7018 0680 0001 3977 2975

Respondent.

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

Date: October 19, 2018

Re: **2550 Douglas Road**, Coral Gables, Florida 33134-6104 and legally described as Lots 27 thru 33, Block 5, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-1230 ("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.

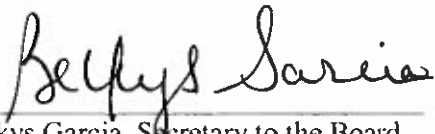
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on November 5, 2018, at 2:00 p.m.**

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](mailto:bgarcia@coralgables.com), tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.



Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

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

**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.**

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c:

U.S. Bank Equipment Finance, 1310 Madrid Street, Marshall, Minnesota 56258-4099



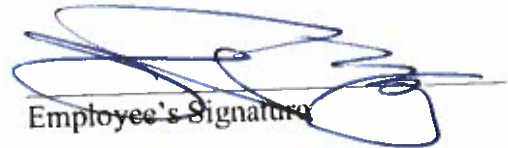
CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-8033

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

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 2550 DOUGLAS ROAD, ON OCTOBER 19, 2018  
AT 9:40 AM.

JOSE PAZ  
Employee's Printed Name

  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 19<sup>th</sup> day of October, in  
the year 2018, by Jose Paz who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

2550 DOUGLAS ROAD



## Garcia, Belkys

---

**From:** Garcia, Belkys  
**Sent:** Monday, November 5, 2018 1:20 PM  
**To:** 'Quobadis Portillo'  
**Cc:** Lopez, Manuel  
**Subject:** RE: 2550 South Douglas Road (40 years) 60 days extension

Good afternoon Mr. Portillo,

Thank you for your kind words, it's my pleasure to help. I have spoken to the Building Official and you've been granted a 60-day administrative extension. I will inform the Board at today's hearing. No one needs to be present.

The deadline to recertify is January 4, 2019.

Thank you,

*Belkys Garcia*

City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305.460.5229



**From:** Quobadis Portillo [mailto:tportillo32@hotmail.com]  
**Sent:** Monday, November 5, 2018 11:46 AM  
**To:** Garcia, Belkys <bgarcia@coralgables.com>  
**Subject:** 2550 South Douglas Road (40 years) 60 days extension

Dear Ms Garcia

As per our conversation today i hereby requesting to be excused from today's Board hearing due to a family emergency.

I hereby begging for a sixty days extension in order to comply with the 40-year inspection as requested by the city once again Ms Garcia thank you so much for all your help is so refreshing to work with such a good individual that makes this hard process so smooth.

Ps if you need to call me for any reason please feel free to call me at my cell 786 486-3534

Thank you so much in advance

Tony Portillo



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

CITY OF CORAL GABLES,  
Petitioner.

Case No. 18-8033

vs.

BERAJA INVESTMENTS, LTD  
c/o Esther Beraja  
2550 Douglas Road, Suite 301  
Coral Gables, Florida 33134-6104

Return receipt number:

7018 2290 0001 6693 7625

Respondent.

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

Date: February 27, 2019

Re: **2550 Douglas Road**, Coral Gables, Florida 33134-6104 and legally described as Lots 27 thru 33, Block 5, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-1230 ("Property").

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

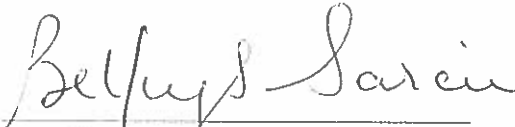
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on March 11, 2019, at 2:00 p.m.**

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.

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

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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.

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CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-8033

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

I, JOSE ISUERIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 2550 Douglas Rd, ON 2-27-19  
AT 11:40 AM.

JOSE ISUERIAS  
Employee's Printed Name

[Signature]  
Employee's Signature

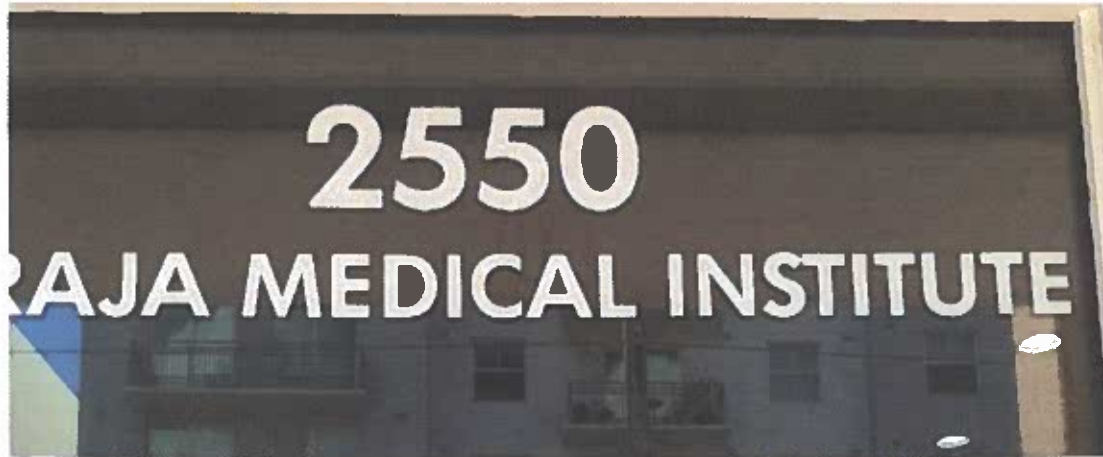
STATE OF FLORIDA )  
ss.  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 27<sup>th</sup> day of February, in  
the year 2019, by Jose Isuerias who is personally known to  
me.

My Commission Expires:

[Signature]  
Notary Public

2550 DOUGLAS ROAD





**CFN 2013R0910724**  
OR Bk 28915 Pgs 1431 - 1432; (2pgs)  
RECORDED 11/18/2013 11:34:06  
DEED DOC TAX 0.60  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA



**CFN 2014R0104100**  
OR Bk 29025 Pgs 3442 - 3443; (2pgs)  
RECORDED 02/11/2014 08:27:42  
DEED DOC TAX 0.60  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**COVER SHEET**

RE: Beraja Investments, L.C., a Florida corporation, in the process of winding up the  
corporations business and affairs (first party)  
Beraja Investments **I**, Ltd (second party)

**The South 24 feet of Lot 26, and all of Lots 27, 28, 29, 30, 31, 32 and 33, in Block 5,  
of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, recorded  
in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida**

Return to (enclose self-addressed stamped envelope)

Name  
Address  
This Instrument Prepared by Peter B. Cagle, P.A.  
Address 2555 Ponce de Leon Blvd.  
Suite 320  
Coral Gables, FL 33134  
Property Appraiser Parcel Identification (Palis) Number(s)  
03-4117-005-1230

Grantee S.S. #

QUIT-CLAIM DEED



CFN 2013R0679078  
01 Bk 28792 Ps 1658; (1pg)  
RECORDED 08/27/2013 12:04:10  
DEED DOC TAX 9.60  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

OR BK 29025 PG 3443  
LAST PAGE

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

OR BK 28915 PG 1432  
LAST PAGE

**This Quit-Claim Deed**, Executed this 25 day of July, 2013, A.D., by BERAJA INVESTMENTS, L.C., a Florida corporation, in the process of winding up the corporations business and affairs, party of the first party, to BERAJA INVESTMENTS, LTD., a Florida limited partnership whose post office address is: 2550 Douglas Rd., Suite 301, Coral Gables, FL 33134, party of the second part. ~~X22X~~

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

The South 24 feet of Lot 26, and all of Lots 27, 28, 29, 30, 31, 32 and 33, in Block 5, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida

\*This document is being re-recorded to correct the name of the Grantee\*

\*\* This document is being re-re-recorded to correct name of Grantee to Beraja Investments Ltd

**To Have and to Hold** The same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

**In Witness Whereof**, The said party of the first part has signed and sealed these presents the day and year first above written.

BERAJA INVESTMENTS, L.C., a Florida corporation

Jillian Lasky  
Witness: Jillian Lasky

[Signature]  
By: Esther Beraja, Member  
2550 Douglas Rd. # 301  
Coral Gables FL 33134

Peter B Cagle  
Witness: Peter B Cagle

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 25 day of July, 2013, by Esther Beraja, Member for BERAJA INVESTMENTS, L.C., a Florida corporation, in the process of winding up the corporations business and affairs, who is personally known to me or produced a driver's license as identification and did take an oath.

My Commission Expires:



Jillian Lasky  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



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 Limited Partnership  
BERAJA INVESTMENTS, LTD.

### Filing Information

<b>Document Number</b>	A01000000247
<b>FE/EIN Number</b>	65-1085476
<b>Date Filed</b>	02/19/2001
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CONTRIBUTION CHANGE
<b>Event Date Filed</b>	03/18/2005
<b>Event Effective Date</b>	NONE

### Principal Address

2550 DOUGLAS ROAD  
SUITE #301  
CORAL GABLES, FL 33134-6126

Changed: 03/12/2007

### Mailing Address

2550 DOUGLAS ROAD  
SUITE #301  
CORAL GABLES, FL 33134-6126

Changed: 03/12/2007

### Registered Agent Name & Address

BERAJA, ESTHER  
2550 DOUGLAS ROAD  
SUITE 301  
CORAL GABLES, FL 33134

Name Changed: 01/16/2012

Address Changed: 01/16/2012

General Partner Detail

**Name & Address**

Document Number P01000016889

BERAJA INVESTMENTS, INC.  
2550 DOUGLAS ROAD, SUITE 301  
CORAL GABLES, FL 33134-6126

Annual Reports

Report Year	Filed Date
2016	01/29/2016
2017	03/18/2017
2018	01/15/2018

Document Images

<a href="#">01/15/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/06/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2005 -- Contribution Change</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/15/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/15/2002 -- Contribution Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2001 -- Merger</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2001 -- Domestic LP</a>	<a href="#">View image in PDF format</a>





CFN 2017R0441079  
OR BK 30636 Pgs 1020-1023 (4Pgs)  
RECORDED 08/01/2017 10:14:43  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**DOCUMENT COVER PAGE**

**DOCUMENT TITLE :** Financing Statement UCC - Original(UCC-1) Filing

(Warranty Deed, Mortgage, Affidavit, etc.)

**EXECUTED BY:** CT LIEN SOLUTIONS  
P.O. BOX 29071  
GLENDALE, CA 91209-9071

**TO:** BERAJA INVESTMENTS, LTD.

U.S. BANK EQUIPMENT FINANCE

**Brief Legal Description: (if Applicable)**

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Order Number: 59944886

4



**UCC FINANCING STATEMENT ADDENDUM**

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

10. ORGANIZATION'S NAME BERAJA INVESTMENTS, LTD.	
OR	
10b. INDIVIDUAL'S SURNAME	
FIRST PERSONAL NAME	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME				
OR				
10b. INDIVIDUAL'S SURNAME				
INDIVIDUAL'S FIRST PERSONAL NAME				
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)				SUFFIX
10c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

11.  ADDITIONAL SECURED PARTY'S NAME or  ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME				
OR				
11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)	14. This FINANCING STATEMENT: <input type="checkbox"/> covers timber to be cut <input type="checkbox"/> covers as-extracted collateral <input checked="" type="checkbox"/> is filed as a fixture filing
15. Name and address of a RECORD OWNER of real estate described in Item 16 (if Debtor does not have a record interest): <b>BERAJA INVESTMENTS LTD 2550 DOUGLAS RD STE 301 CORAL GABLES, FL 33134</b>	16. Description of real estate: <b>LEGAL LAND DESCRIPTION FOR: 2550 DOUGLAS RD STE 301 CORAL GABLES, FL 33134  Folio: 03-4117-005-1230  CORAL GABLES CRAFTS SEC PB 10-40 [ See Exhibit for Real Estate ]</b>

17. MISCELLANEOUS: 59944886-FL-25 15602 - US BANK BUSINESS EQU U.S. BANK EQUIPMENT FINANCE File with: Dade, FL 300009383 2280855

**Debtor: BERAJA INVESTMENTS, LTD.**

**Exhibit for Real Estate**

**16. Description of real estate:** Continued

S24FT OF LOT 26 &  
ALL LOTS 27 THRU 33 BLK 5  
LOT SIZE IRREGULAR  
OR 15154-1366 0891 4