

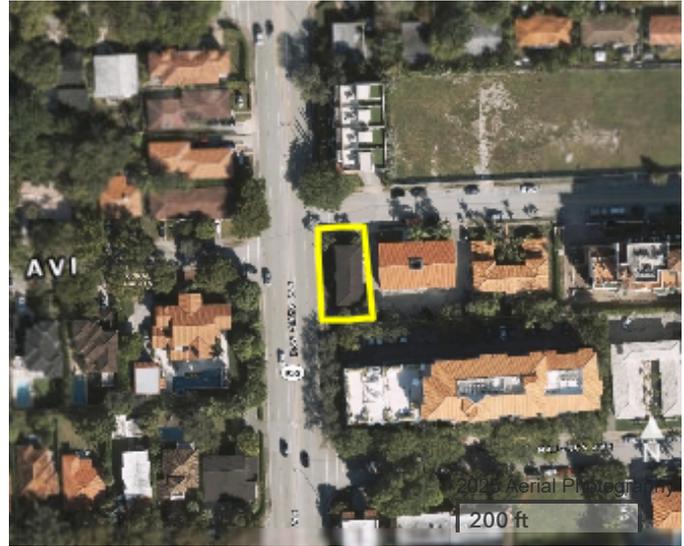


# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 12/29/2025

PROPERTY INFORMATION	
<b>Folio</b>	03-4108-006-0280
<b>Property Address</b>	350 MADEIRA AVE CORAL GABLES, FL 33134-0000
<b>Owner</b>	WALDO TOYOS , SUSANA S TOYOS
<b>Mailing Address</b>	PO BOX 142132 CORAL GABLES, FL 33114
<b>Primary Zone</b>	3803 MULTI-FAMILY 3
<b>Primary Land Use</b>	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
<b>Beds / Baths /Half</b>	8 / 4 / 0
<b>Floors</b>	2
<b>Living Units</b>	4
<b>Actual Area</b>	3,074 Sq.Ft
<b>Living Area</b>	3,074 Sq.Ft
<b>Adjusted Area</b>	2,757 Sq.Ft
<b>Lot Size</b>	5,000 Sq.Ft
<b>Year Built</b>	1954



ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$900,000	\$750,000	\$600,000
<b>Building Value</b>	\$34,103	\$170,000	\$186,511
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$934,103	\$920,000	\$786,511
<b>Assessed Value</b>	\$787,305	\$715,732	\$650,666

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$146,798	\$204,268	\$135,845

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

SHORT LEGAL DESCRIPTION
CORAL GABLES SEC K PB 8-33
LOTS 1 & 2 BLK 8
LOT SIZE 50.000 X 100
OR 16783-2685 0595 1

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$787,305	\$715,732	\$650,666
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$934,103	\$920,000	\$786,511
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$787,305	\$715,732	\$650,666
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$787,305	\$715,732	\$650,666

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/19/2014	\$100	29204-3665	Corrective, tax or QCD; min consideration
05/01/1995	\$310,000	16783-2685	Sales which are qualified
10/01/1993	\$165,000	16084-4386	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

350 Madeira Ave as of 12-30-25

<b><u>OWNER (PROPERTY APPRAISER AND ALL SUNBIZ ADDRESSES)</u></b> WALDO TOYOS AND SUSANA S. TOYOS P.O. BOX 142132 CORAL GABLES, FL 33114-2132	<b><u>OWNER (MORTGAGE ADDRESS)</u></b> WALDO TOYOS AND SUSANA S. TOYOS 837 LORCA ST CORAL GABLES, FL 33134-2512
<b><u>MORTGAGEE (MORTGAGE ADDRESS)</u></b> FIRST AMERICAN BANK, AS SUCCESSOR IN INTEREST TO CONTINENTAL NATIONAL BANK OF MIAMI 1801 SW 1ST ST MIAMI, FL 33135-1901	<b><u>MORTGAGEE (FDIC BANKFIND ADDRESS)</u></b> FIRST AMERICAN BANK, AS SUCCESSOR IN INTEREST TO CONTINENTAL NATIONAL BANK OF MIAMI 700 BUSSE RD ELK GROVE VILLAGE, IL 60007-2137
<b><u>JUDGMENT CREDITOR (ALL SUNBIZ ADDRESSES)</u></b> SONIA M. BLAIR. INC. C/O SONIA M. BLAIR REGISTERED AGENT 2920 SEGOVIA ST CORAL GABLES, FL 33134-6535	



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**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
<a href="#">RC-15-08-4480</a>	08/11/2015	350 MADEIRA AVE	BLDG RECERT / CRB	40 YEAR BUILDING RECERTIFICATION OR OLDER BUILT (1954)	final	08/11/2015	08/12/2015	0.00
<a href="#">ZN-12-09-0135</a>	09/05/2012	350 MADEIRA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS SW 6107 NOMAEC DESERT (BEIGE) \$1000	final	09/05/2012	10/02/2012	0.00
<a href="#">CE-12-03-7682</a>	03/07/2012	350 MADEIRA AVE	CODE ENF WARNING PROCESS	E-MAIL WARNING TRA CONSTRUCTION DEBRIS	final	03/07/2012	03/07/2012	0.00
<a href="#">BL-12-02-7202</a>	02/14/2012	350 MADEIRA AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF EAGLE BEL AIR PALM BEACH BLEND \$8,000	final	02/16/2012	03/15/2012	0.00
<a href="#">AB-12-02-6971</a>	02/10/2012	350 MADEIRA AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF EAGLE BEL AIR PALM BEACH BLEND \$8000	final	02/10/2012	02/06/2023	0.00
<a href="#">BL-11-04-5247</a>	04/04/2011	350 MADEIRA AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE 28 WINDOWS IMPACT \$8,000	final	04/08/2011	05/19/2011	0.00
<a href="#">AB-11-03-5493</a>	03/09/2011	350 MADEIRA AVE	BOA COMPLETE (LESS THAN \$75,000)	REPLACEMNET OF (28) WINDOWS IMPACT \$8000	final	03/09/2011	02/03/2023	0.00
<a href="#">CE-10-07-5416</a>	07/30/2010	350 MADEIRA AVE	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T38306 SEC 5-1909 ZC (SNC) MAINTAINING MORE THAN 1 POLITICAL SIGN FOR THE SAME CANDIDATE / ISSUE PROHIBITED. PREVIOUSLY CITED 7/6/10 & 7/20/10.	final	07/30/2010	08/30/2010	0.00
<a href="#">CE-10-07-4702</a>	07/20/2010	350 MADEIRA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37675 SEC 5-1909 ZC (SNC) MAINTAINING MORE THAN ON CAMPAIGN SIGN ON PROPERTY FOR SAME CANDIDATE. ONE SIGN MUST BE REMOVED.	final	07/20/2010	08/26/2010	100.00
<a href="#">CE-10-07-3874</a>	07/06/2010	350 MADEIRA AVE	CODE ENF WARNING PROCESS	WT6274 SEC 5-1909 ZC (SNC) MAINTAINING 2 OVER SIZE	pending	07/06/2010		0.00

**CITY'S EXHIBIT #3**

POLITICAL  
SIGNS. MAY ONLY  
HAVE 1 SIGN NO  
LARGER THAN  
22" x 28" AND  
MUST BE 5' FROM  
R/W.

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

## ENERGOV

2023 - 2025

<a href="#">CHON-25-05-0754</a>	Change of Contractor	Electrical	Finald	05/30/2025		06/05/2025	REPAIR METER CAN S	350 MADEIRA AVE
<a href="#">BLDR-25-05-7471</a>	FBC Residential	Repair Only	Cancelled	05/27/2025		05/29/2025	*** CANCELLED - INCORRECT LOG IN *** USE THE CHANGE OF CONTRACTOR UNDER THE MASTER PERMIT ELER-24-08-2409 *** Meter can repair permit change of contractor / renewal of expired permit. ELER-24-08-2409	350 MADEIRA AVE
<a href="#">PEXT-25-04-1785</a>	Permit Extension/ Renewal	Electrical	Denied	04/02/2025			****REPAIR METER CANS	350 MADEIRA AVE
<a href="#">RECT-25-01-0455</a>	Building Recertification	Recertification	Denied	01/29/2025			BUILDING RECERTIFICATION (YEAR BUILT 1954) CRB CASE # 24-7810	350 MADEIRA AVE
<a href="#">ELER-24-08-2409</a>	Electrical Residential	Other	Finald	08/27/2024	05/04/2026	11/03/2025	Cancellation Letter - REPAIR METER CANS	350 MADEIRA AVE
<a href="#">RECT-24-07-0381</a>	Building Recertification	Recertification	Cancelled	07/30/2024		01/31/2025	***CANCELLED SEE RECT-25-01-0455*** *BUILDING RECERTIFICATION (YEAR BUILT 1954) CRB CASE # 24-7810	350 MADEIRA AVE
<a href="#">BLDR-23-05-3615</a>	FBC Residential	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Cancelled	05/26/2023		10/11/2023	Cancelled due to user error	350 MADEIRA AVE



## The City of Coral Gables

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

August 12, 2015

Waldo Toyos  
Susana S. Toyos  
P O Box 142132  
Coral Gables, FL 33114

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

**PROPERTY FOLIO: # 03-4108-006-0280**  
ADDRESS: 350 Madeira Ave

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2014. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez", is written over the typed name.

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S EXHIBIT #4**



The City of Coral Gables

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

5/3/2022

WALDO TOYOS  
SUSANA S TOYOS  
PO BOX 142132  
CORAL GABLES, FL 33114

VIA CERTIFIED MAIL

7019 1640 0001 2642 5868

RE: 350 MADEIRA AVE  
FOLIO # 341080060280

**\*\*\*COURTESY 2-YEAR NOTICE\*\*\***

Notice of Required Inspection for Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address will be forty (40) years old, or older, in **2024** having been built in 1954.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Recertification Report ("Report") must be submitted for this property to the City of Coral Gables in **2024**.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <https://www.miamidade.gov/global/economy/building/40-year-recertification.page>

**The Recertification Report fee of \$500.00 *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.**

Please note the Building Recertification Report must be dated **2024**.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S EXHIBIT #5**



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

2/2/2023

VIA CERTIFIED MAIL

7021 2720 0001 4958 7809

WALDO TOYOS  
SUSANA S TOYOS  
PO BOX 142132  
CORAL GABLES, FL 33114

RE: 350 MADEIRA AVE  
FOLIO # 341080060280  
Process Number TBD

**\*\*\*COURTESY 1-YEAR NOTICE\*\*\***

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1954. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2024**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

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

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

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

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

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

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

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

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

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

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2024

**VIA CERTIFIED MAIL**

7022 2410 0002 9151 6844

WALDO TOYOS  
SUSANA S TOYOS  
PO BOX 142132  
CORAL GABLES, FL 33114

**RE: 350 MADEIRA AVE**  
**FOLIO # 03-4108-006-0280**

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1954. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

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

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

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

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

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

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

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

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.  
Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

5/10/2024

**VIA CERTIFIED MAIL**

7019 1640 0001 2647 4385

WALDO TOYOS  
SUSANA S TOYOS  
PO BOX 142132  
CORAL GABLES, FL. 33114

**RE: 350 MADEIRA AVE  
FOLIO # 03-4108-006-0280**

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

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

**Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. A \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.**

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

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

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

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

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

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

Please govern yourself accordingly.

Sincerely,

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

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



CITY OF CORAL GABLES

7019 1640 0001 2647 4910

DEVELOPMENT SERVICES DEPARTMENT

6/17/2024

427 BILTMORE WAY

CORAL GABLES, FL 33134

WALDO TOYOS

SUSANA S TOYOS

PO BOX 142132

CORAL GABLES, FL 33114

**RE: 350 MADEIRA AVE**

**FOLIO # 03-4117-007-1120**

**Notice of Required Inspection For Recertification of Building – FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/31/2024, 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 5/10/2024, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

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"); 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. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue 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. 24-7810  
RECT-25-01-0455

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
7020 2450 0001 8406 1390

Waldo Toyos and Susana S Toyos  
PO Box 142132  
Coral Gables, FL 33114-2132  
Respondent.

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: January 2, 2026

Re: 350 Madeira Ave, Coral Gables, FL 33134, Lots 1 & 2 Blk 8, Coral Gables Sec K, PB 8-33, and folio no. 03-4108-006-0280. ("Property").

On December 4, 2024, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

**The amount currently due is \$100,000.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.**

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on January 12, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.**

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure BE VACATED, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property,

**CITY'S EXHIBIT #6**

including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

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 Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, [ahernandez2@coralgables.com](mailto:ahernandez2@coralgables.com), tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

*Analyn Hernandez*

Analyn Hernandez  
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.

**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, Jose Rodriguez, Esq., Interim Director of Human Resources (E-mail: [jrodriguez4@coralgables.com](mailto:jrodriguez4@coralgables.com) , Telephone: 305-722-8675, 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, Jose Rodriguez, Esq., Interim Director of Labor Relations and Risk Management (E-mail: [jrodriguez4@coralgables.com](mailto:jrodriguez4@coralgables.com), Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

CC:Waldo Toyos and Susana S Toyos, 837 Lorca St., Coral Gables, FL 33134-2512  
7020 1290 0001 5682 9426

First American Bank, As Successor in Interest to Continental National Bank of Miami, 1801 SW 1<sup>st</sup> St, Miami, FL 33135-1901 7020 1290 0001 5682 9433

First American Bank, As Successor in Interest to Continental National Bank of Miami, 700 Busse Rd, Elk Grove Village, IL 60007-2137 7020 1290 0001 5682 9440

Sonia M Blair Inc, C/O Sonia M Blair, Registered Agent, 2920 Segovia St, Coral Gables, FL 33134-6535  
7020 1290 0001 5682 9457



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

I, Salvador Sole, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 350 Madeira Ave, ON 12-31-25 AT  
2:48 PM.

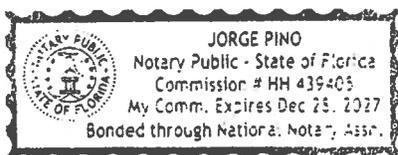
Salvador Sole  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online  
notarization, this 31<sup>st</sup> day of DECEMBER, in the year 2025, by  
B. SOLEVA who is personally known to me.

My Commission Expires:



[Signature]  
Notary Public

**CITY'S EXHIBIT #7**

Dec 31, 2025 at 2:48 PM

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 24-7810  
RECT-25-01-0455

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
7020 2450 0001 8406 1390

Waldo Toyos and Susana S Toyos  
PO Box 142132  
Coral Gables, FL 33114-2132  
Respondent.

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: January 2, 2026

Re: **350 Madeira Ave**, Coral Gables, FL 33134, Lots 1 & 2 Blk 8, Coral Gables Sec K, PB 8-33, and folio no. 03-4108-006-0280. ("Property").

On December 4, 2024, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

**The amount currently due is \$100,000.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.**

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on January 12, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure BE VACATED, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property,

**CITY'S EXHIBIT #8**

Dec 31, 2025 at 2:48 PM



This instrument prepared by:  
Name: **Susana Toyos**  
Address: **10261 SW 72nd St**  
**Unit C-101**  
**Miami, FL 33173**

Identification Number(s):  
**03-4108-006-0280**

**SPACE ABOVE THIS LINE FOR RECORDING DATA**

This Quit-Claim Deed, Executed this <sup>19<sup>th</sup></sup> day of June 2014 by **Susana Toyos, a married woman joined by her husband Waldo Toyos, Grantor** whose post office address is: **837 Lorca Street, Coral Gables, FL 33134** first part, to **Waldo Toyos and Susana S Toyos, Husband and Wife, Grantee** whose post office address is, ~~837 Lorca Street, Coral Gables, FL 33134~~ <sup>+ P.O. Box 142132</sup> **Coral Gables FL 33114** *WJ*

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

**Lots 1 and 2, in Block 8, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Dade County Florida**

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

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

Signed, sealed and delivered in the presence of:

**Witness Signatures:**

Print: Maria Alvarez

Print: Annabel Fernandez

Print: Maria Alvarez

Print: Anriabel Fernandez

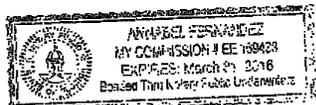
*Susana Toyos*  
\_\_\_\_\_  
**Susana Toyos**

*Waldo Toyos*  
\_\_\_\_\_  
**Waldo Toyos**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this <sup>19<sup>th</sup></sup> day of June 2014 by **Susana Toyos and Waldo Toyos**, husband and wife who are personally known to me or who produced FDI as identification and who did/did not take an oath.

Notary Public Annabel Fernandez [seal]



Commission #  
**EE 169488**  
**3/31/16**

**CITY'S EXHIBIT #9**

This instrument was prepared by and please return to:  
Cesar R. Camacho, Attorney  
Continental Bank Building  
240 East Flagler Street  
Miami, Florida 33131

OFF REC | 6893 PG 2229

95R340571 1995 AUG 23 10:30

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$216,041.36 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCES MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE. The Bank applies all payments received first to interest and then to principal. In case of late payments your principal payments may not amortize according to schedule and the balloon payment will be increased accordingly.**

**THIS MORTGAGE DEED**

EXECUTED this 16 th day of August, 1995, by SUSANA TOYOS (the "Borrower" referred to as the MORTGAGOR, to CONTINENTAL NATIONAL BANK OF MIAMI, a national banking association having its principal place of business at 1801 S.W. First Street, Miami, Florida 33135, hereinafter called the mortgagee: (Whenever the terms "mortgagor" and "mortgagee" are used herein they are deemed to include all the parties to this instrument, and its heirs, legal representatives and assigns of individuals, and successors and assigns of corporations, and the term "note" includes all the notes herein described if more than one).

WITNESSETH, THAT FOR GOOD AND VALUABLE CONSIDERATION, AND ALSO IN CONSIDERATION OF THE AGGREGATE SUM OF THE PROMISSORY NOTE OF EVEN DATE HERewith, HEREINAFTER DESCRIBED, THE MORTGAGOR HEREINAFTER GRANTS, BARGAINS, SELLS, ALIENS, REMISES, CONVEYS AND CONFIRMS UNTO THE MORTGAGEE ALL THE CERTAIN LAND OF WHICH THE MORTGAGOR IS NOW SEIZED AND IN POSSESSION, SITUATED IN DADE COUNTY, STATE OF FLORIDA, THE LEGAL DESCRIPTION OF WHICH IS:

Lots 1 and 2, Block 8, CORAL GABLES SECTION  
"K" according to the Plat thereof as recorded on in Plat  
Book 8 at Page 33 of the Public Records of Dade  
County, Florida.  
A/K/A 350 Madeira Avenue, Coral Gables, Florida  
Folio Nr. 03-4108-006-0280  
Census Tract: 62.00

DDCSTPMTG 840.00 INTNG 480.00  
HARVEY RUVIN, CLERK DADE COUNTY, FL

If all or any part of the Property or any interest in it is sold or transferred without Mortgagee's prior written consent, Mortgagee, may at its option, require immediate payment in full of all sums secured by this mortgage. If Mortgagee exercises this option, Mortgagee shall give Mortgagor notice of acceleration. Such notice shall provide a period of not less than thirty (30) days from the date the notice is delivered or mailed within which Mortgagor may pay the sums declared due. If Mortgagor fails to pay such sums prior to the expiration of such period, Mortgagee may, without further notice or demand, invoke any remedies permitted by this Mortgage.

This mortgage is intended to secure future advances in a sum not to exceed Five Hundred Thousand Dollars and Zero Zero Cents (\$500,000.00), in addition to present principal balance, which may be made at the option of CONTINENTAL NATIONAL BANK OF MIAMI, to the same extent as if made on the date of execution of this mortgage. Fla. Stat. 697.04.

TO HAVE AND TO HOLD, the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits therefrom, unto the mortgagee, in fee simple.

AND, the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgage as may be reasonably required; that the mortgagors hereby fully warrant the title to said land and will defend the same against the claims of all persons whomsoever; and that the said land is free and clear of all encumbrances.

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note herein substantially copied, identified or copy attached hereto, to wit: A PROMISSORY NOTE in the principal sum of Two Hundred Forty Thousand Dollars and Zero Cents (\$240,000.00) and shall perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, the estate created thereby shall cease, terminate and be null and void.

AND, the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or

hereafter on said land fully insured in a sum of not less than highest insurable value, in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and, in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagors for any surplus; to pay all costs, charges, and expenses, including lawyers' fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage or either. In the event the mortgagor fails to pay any tax, assessment, insurance premium or other sum of money payable by virtue of said note, and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date hereof at the highest lawful rate then allowed by the law of the State of Florida.

OFF REC 6893 PG 2230

IF ANY SUM of money herein referred to be not promptly paid within thirty (30) days next after the same becomes due, or if each and every of the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and the mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein provided to the contrary notwithstanding. Failure of the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$216,041.36 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCES MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

The Bank applies all payments received first to interest and then to principal. In case of late payments your principal payments may not amortize according to schedule and the balloon payment will be increased accordingly.

Mortgagor:

*Susana Toyos*  
\_\_\_\_\_  
Susana Toyos  
837 Lorca Street, Coral Gables, Florida 33314

STATE OF FLORIDA)  
:  
COUNTY OF DADE)

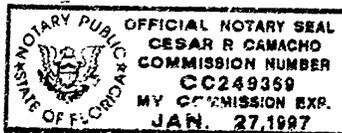
I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Susana Toyos, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following forms of identification of the above-named person: personal knowledge, and that an oath (was) (was not) taken.

Witness my hand and seal in the County and State last aforesaid this 18th day of July, 1995.

*Cesar R Camacho*  
\_\_\_\_\_  
Notary Signature

Notary Stamp

Cesar R Camacho  
Printed Notary Signature



CONTINENTAL NATIONAL BANK OF MIAMI  
COMMERCIAL MORTGAGE PROMISSORY NOTE  
(Secured by Real Property in Dade County)

\$ 240,000.00

DATE: \_\_\_\_\_, 1995  
Miami, Florida

FOR VALUE RECEIVED, the undersigned promise to pay to the order of CONTINENTAL NATIONAL BANK OF MIAMI, ("BANK"), at its principal place of business at 1801 S.W. First Street, Miami, Florida, 33135, or at such other place as the holder hereof from time to time may designate in writing, the principal sum of:

**TWO HUNDRED FORTY THOUSAND DOLLARS and No Cents (\$240,000.00)**

together with interest at the rate of **TEN PER-CENT (10.00%) FIXED RATE PAYABLE MONTHLY**, from date of execution hereof until maturity, both principal and interest payable in lawful money of the United States, such principal sum and interest payable as follows:

**Five Year Note calling for 59 Monthly Payments of \$2,316.05 (Two Thousand Three Hundred Sixteen Dollars and 05/00 cents) which include principal and interest and one final balloon payment on the 60th month of \$216,041.36 (Two Hundred Fifteen Thousand Forty One Dollars and 36/00 cents) plus interest, if any. The Bank applies all payments received first to interest and then to principal. In case of late payments your principal payments may not amortize according to schedule and your final balloon payment will increase accordingly.**

The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. If this note (interest, principal or both) is payable in installments then, in the event that any payment is overdue for ten days or more, there will be a penalty imposed of 5% of the late payment due.

If this note is payable at maturity or there is a balloon payment due at maturity, then, in the event that said payment is overdue for ten days or more, the interest on the total principal balance due shall increase, up to the maximum amount permitted by law until interest and principal are fully paid.

This note is secured by a mortgage of even date herewith and is to be construed and enforced according to its tenor under the laws of the State of Florida; upon default of any payment due hereunder when due, the whole sum of principal and interest accrued and unpaid shall, at the option of the holder(s) hereof, become due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default. This Note is secured by Real Property in Dade County, Florida, the legal description being:

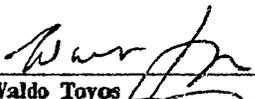
Lots 1 and 2, Block 8, CORAL GABLES SECTION  
"K" according to the Plat thereof as recorded on in  
Plat Book 8 at Page 33 of the Public Records of Dade  
County, Florida.  
A/K/A 350 Madeira Avenue, Coral Gables, Florida  
Folio Nr. 03-4108-006-0280  
Census Tract: 62.00

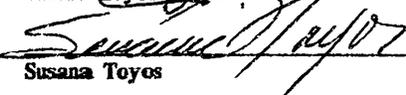
The Makers hereby represent and certify that this extension of credit secured by the Mortgage is exempt from any and all provision of the Federal Consumers Credit Protection Act. (Truth-in-Lending) and Regulation "Z" of the Board of Governors of the Federal Reserve System (Except insofar as RESPA may apply), because the proceeds of the future advance described herein will be used for the business or commercial purposed of Borrower other than agricultural purposes and the proceeds are not being used for personal, family, household or agricultural purposes. The collateral securing this note is an investment property and not the Maker's dwelling.

Payable at:  
Miami, Florida

MAKERS:

RECORDED IN OFFICIAL RECORDS BOOKS  
OF DADE COUNTY, FLORIDA.  
RECORD NUMBER  
HARVEY RUVIN,  
Clerk of Circuit & County  
Clerk

  
Waldo Toyos

  
Susana Toyos



OFF. REC. 1938300979

**RENEWAL/EXTENSION  
CONTINENTAL NATIONAL BANK OF MIAMI  
COMMERCIAL MORTGAGE PROMISSORY NOTE**

(Secured by Real Property In Miami-Dade County)

**\$218,245.94**

DATE: , 2000  
Miami, Florida

FOR VALUE RECEIVED, the undersigned jointly and severally promise to pay to the order of CONTINENTAL NATIONAL BANK OF MIAMI, ("BANK"), at its principal place of business at 1801 S.W. First Street, Miami, Florida 33135, or at such other place as the holder hereof from time to time may designate in writing, the principal sum of:

**TWO HUNDRED AND EIGHTEEN THOUSAND TWO HUNDRED FORTY FIVE DOLLARS  
AND NINETY FOUR CENTS (\$218,245.94)**

Six Month Note calling for monthly payments of \$2,316.65 (Two Thousand Three Hundred and Sixteen Dollars and 65/100 cents) which include principal and interest and one final balloon payment on the 6<sup>th</sup> month of \$215,028.02 (Two Hundred Fifteen and Twenty Eight Dollars and 02/100 cents), plus interest, if any. The Bank applies all payments received first to interest and then to principal. In case of late payments your principal payments may not amortize according to schedule and you final balloon payment will increase accordingly.

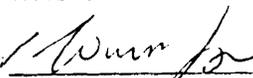
The maker and endorser of this note further agrees to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. If this note (interest, principal or both) is payable in installments then, in the event that any payment is overdue for ten days or more, there will be a penalty imposed of 5% of the late payment due. If this note is payable at maturity or there is a balloon payment due at maturity, then, in the event that any payment is overdue for ten days or more, the interest on the total principal balance due shall increase, up to the maximum amount permitted by law until interest and principal are fully paid. Borrower is in default under this note if Borrower does not make a payment when due under this note, or if Borrower or operating company; A) Falls do any thing required by this note and other loan documents; B) Defaults on any other loan with Lender; C) Does not preserve or account to Lender's satisfaction for any of the collateral or its proceeds; D) Does not disclose, or anyone acting on their behalf does not disclose any material fact to Lender; E) Makes or anyone acting on their behalf make a materially false or misleading representation to Lender; F) Defaults on any loan or agreement with another creditor, if Lender believes the default may materially affect the Borrower's ability to pay this note; G) Fails to pay any taxes when due; H) Becomes the subject of a proceeding under any bankruptcy or insolvency law; (I) Has a receiver or liquidator appointed for any part of their business or property; J) Makes an assignment for the benefit of creditors; K) Has any adverse change in financial condition or business operation that Lender believes may materially affect Borrower's ability to pay this note; L) Reorganizes mergers, consolidates, or otherwise changes ownership or business structure without Lender's prior written consent, or; M) Becomes the subject of a civil or criminal action that Lender believes may materially affect Borrower's ability to pay this note; N) Any threatened contamination of the property at any time during the term of any credit extended hereunder, and for any cause or reason, shall be an event of material default and shall entitle the Bank to exercise any and all remedies, in law and equity, necessary convenient to protect its interest. The Borrower will indemnify and hold Lender harmless against any and all damages, claims or causes of action arising from the previous, present or ongoing usage of the property relating to the presence, release or discharge of toxic or hazardous substances, petroleum, petroleum products, chemicals, pollutants or other contaminants on the property. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to its tenor under the laws of the State of Florida; upon default of any payment due hereunder when due, the whole sum of principal and interest accrued and unpaid shall, at the option of the holder(s) hereof, become due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default. This Note is secured by real property in Miami-Dade County, Florida, the legal description being: Lots 1 and 2, in Block 8, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Dade County, Florida, a/k/a 350 Madeira Avenue, Coral Gables, Florida 33134. Folio No: 03-4108-006-0280.

THE MAKER AND ENDORSERS VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A JURY TRIAL IN RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS NOTE OR THE MORTGAGE BY WHICH IT IS SECURED, OR ANY AGREEMENT OR INSTRUMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER ORAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. IF THE SUBJECT MATTER OF ANY SUCH LITIGATION IS ONE OF WHICH THE WAIVER OF JURY TRIAL IS PROHIBITED, NEITHER THE BORROWER NOR THE LENDER SHALL PRESENT A NON-COMPULSORY COUNTERCLAIM IN SUCH LITIGATION, OR ANY CLAIM ARISING OUT OF THIS NOTE OR MORTGAGE BY WHICH IT IS SECURED. FURTHERMORE, NEITHER THE LENDER NOR THE BORROWER SHALL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED, WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE WAIVED. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE LENDER'S EXTENDING THE CREDIT TO BORROWER.

**THIS NOTE MATURES AND IS DUE AND PAYABLE ON FEBRUARY 22, 2001**

Payable at:  
Miami, Florida

MAKERS:

  
Waldo Toyos  
  
Susana Toyos

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
RECORD VERIFIED  
HARVEY RUVIN  
CLERK CIRCUIT COURT

This instrument prepared by  
and please return to:  
Cesar R. Camacho, Attorney  
Continental National Bank  
240 East Flagler Street  
Miami, Florida 33135  
Folio Numbers: 03-4108-006-0280

OFF REC 19585 PG. 3291

C1R163141 2001 APR 05 12:38

**COMMERCIAL LOAN PROMISSORY NOTE  
AND  
MORTGAGE MATURITY EXTENSION NOTICE**

THIS PROMISSORY NOTE AND MORTGAGE MATURITY EXTENSION NOTICE, issued by **CONTINENTAL NATIONAL BANK OF MIAMI**, a national banking association, at the request of the Borrower **SUSANA TOYOS**, whose post office address is 837 Lorca Street, Coral Gables, Florida 33134, referred to as the MORTGAGOR, on this \_\_\_\_\_ day of \_\_\_\_\_, 2001, and to all others to whom it may concern:

**WHERE AS MORTGAGOR** is indebted to **MORTGAGEE** pursuant to the terms and conditions of that certain Promissory Note and Mortgage ("the original obligation") executed by MORTGAGOR to MORTGAGEE on **August 18<sup>th</sup>, 1995**, and recorded on **August 23<sup>rd</sup>, 1995** in Official Records Book **16893**, at Page **2229**, of the Public Records of Miami-Dade County, Florida, maturing on **August 22<sup>nd</sup>, 2000**, modified by virtue of a **COMMERCIAL LOAN PROMISSORY NOTE AND MORTGAGE MATURITY EXTENSION NOTICE** recorded on **November 16<sup>th</sup>, 2000** in Official Records Book **19383**, at Page **0978**, of the Public Records of Miami-Dade County, Florida, maturing on **February 22<sup>nd</sup>, 2001**.

The MORTGAGOR has requested to extend the maturity date of the original obligation for four months, as provided for and pursuant to the terms of the Credit Agreement executed by and between the Mortgagor and Mortgagee.

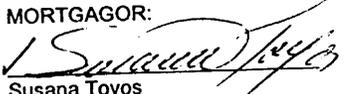
THE MORTGAGEE, having evaluated the Mortgagor's request in light of all the facts and circumstances, has agreed to the requested extension.

THEREFORE, the MORTGAGEE extends the maturity date of the original obligation for a four month period, to mature on June 26<sup>th</sup>, 2001, all other terms and conditions, to remain unaltered, interest will now be at the rate of Nine and One Quarter Point (9.25), fixed.

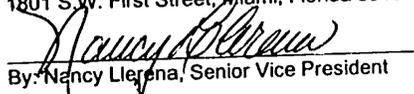
The Borrower will execute a RENEWAL promissory note for the outstanding balance. All other terms, including interest and payment mode remain unchanged. All of the terms and conditions of the original obligation are hereby confirmed and ratified, except as modified hereby, and the MORTGAGOR hereby warrants to the MORTGAGEE, that the modified obligation continues to secured by a FIRST mortgage on: **Lots 1 and 2, in Block 8, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Dade County, Florida, a/k/a 350 Madeira Avenue, Coral Gables, Florida 33134. Folio No: 03-4108-006-0280.**

IN AGREEMENT WITH ALL OF THE TERMS HEREOF AND IN RATIFICATION OF ALL PRIOR AGREEMENTS NOT INCONSISTENT HEREWITH:

MORTGAGOR:

  
Susana Toyos  
837 Lorca Street  
Coral Gables, Florida 33134

CONTINENTAL NATIONAL BANK OF MIAMI  
1801 S.W. First Street, Miami, Florida 33135

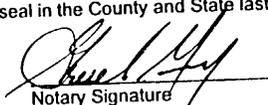
  
By: Nancy Llerena, Senior Vice President

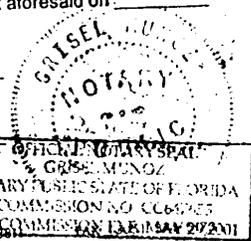
STATE OF FLORIDA)

SS:

COUNTY OF MIAMI-DADE)

BEFORE ME, a Notary Public, in and for the State of Florida, personally appeared **SUSANA TOYOS**, to me well known as (**Mortgagor**) and **Nancy Llerena, Senior Vice President** of Continental National Bank of Miami, to me personally known to be the person described in and who executed the foregoing instrument in my presence and who acknowledged before me that she executed the same, I relied on personal knowledge and no oath was taken. WITNESS my hand and official seal in the County and State last aforesaid on \_\_\_\_\_, 2001.

  
Notary Signature  
  
Notary Printed Name



**RENEWAL/EXTENSION  
CONTINENTAL NATIONAL BANK OF MIAMI  
COMMERCIAL MORTGAGE PROMISSORY NOTE**

(Secured by Real Property in Miami-Dade County)

**\$214,747.28**

DATE: February 22, 2001  
Miami, Florida

FOR VALUE RECEIVED, the undersigned jointly and severally promise to pay to the order of CONTINENTAL NATIONAL BANK OF MIAMI, ("BANK"), at its principal place of business at 1801 S.W. First Street, Miami, Florida 33135, or at such other place as the holder hereof from time to time may designate in writing, the principal sum of:

**TWO HUNDRED AND FOURTEEN THOUSAND SEVEN HUNDRED FORTY SEVEN DOLLARS  
AND TWENTY EIGHT CENTS (\$214,747.28)**

Four Month Note calling for monthly payments of \$2,316.05 (Two Thousand Three Hundred and Sixteen Dollars and Five cents) which include principal and interest and one final balloon payment on the 4<sup>th</sup> month of \$214,387.35 (Two Hundred Fourteen and Three Hundred and Eighty Seven Dollars and 35/100 cents), plus interest, if any. The Bank applies all payments received first to interest and then to principal. In case of late payments your principal payments may not amortize according to schedule and you final balloon payment will increase accordingly.

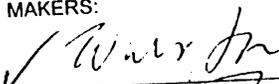
The maker and endorser of this note further agrees to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. If this note (interest, principal or both) is payable in installments then, in the event that any payment is overdue for ten days or more, there will be a penalty imposed of 5% of the late payment due. If this note is payable at maturity or there is a balloon payment due at maturity, then, in the event that any payment is overdue for ten days or more, the interest on the total principal balance due shall increase, up to the maximum amount permitted by law until interest and principal are fully paid. Borrower is in default under this note if Borrower does not make a payment when due under this note, or if Borrower or operating company; A) Fails to do any thing required by this note and other loan documents; B) Defaults on any other loan with Lender; C) Does not preserve or account to Lender's satisfaction for any of the collateral or its proceeds; D) Does not disclose, or anyone acting on their behalf does not disclose any material fact to Lender; E) Makes or anyone acting on their behalf make a materially false or misleading representation to Lender; F) Defaults on any loan or agreement with another creditor, if Lender believes the default may materially affect the Borrower's ability to pay this note; G) Fails to pay any taxes when due; H) Becomes the subject of a proceeding under any bankruptcy or insolvency law; I) Has a receiver or liquidator appointed for any part of their business or property; J) Makes an assignment for the benefit of creditors; K) Has any adverse change in financial condition or business operation that Lender believes may materially affect Borrower's ability to pay this note; L) Reorganizes mergers, consolidates, or otherwise changes ownership or business structure without Lender's prior written consent, or M) Becomes the subject of a civil or criminal action that Lender believes may materially affect Borrower's ability to pay this note; N) Any threatened contamination of the property at any time during the term of any credit extended hereunder, and for any cause or reason, shall be an event of material default and shall entitle the Bank to exercise any and all remedies, in law and equity, necessary and convenient to protect its interest. The Borrower will indemnify and hold Lender harmless against any and all damages, claims or causes of action arising from the previous, present or ongoing usage of the property relating to the presence, release or discharge of toxic or hazardous substances, petroleum, petroleum products, chemicals, pollutants or other contaminants on the property. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to its tenor under the laws of the State of Florida; upon default of any payment due hereunder when due, the whole sum of principal and interest accrued and unpaid shall, at the option of the holder(s) hereof, become due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default. This Note is secured by real property in Miami-Dade County, Florida, the legal description being: Lots 1 and 2, in Block 8, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Dade County, Florida, a/k/a 350 Madeira Avenue, Coral Gables, Florida 33134. Folio No: 03-4108-006-0280.

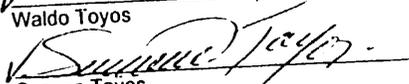
THE MAKER AND ENDORSERS VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A JURY TRIAL IN RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS NOTE OR THE MORTGAGE BY WHICH IT IS SECURED, OR ANY AGREEMENT OR INSTRUMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER ORAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. IF THE SUBJECT MATTER OF ANY SUCH LITIGATION IS ONE OF WHICH THE WAIVER OF JURY TRIAL IS PROHIBITED, NEITHER THE BORROWER NOR THE LENDER SHALL PRESENT A NON-COMPULSORY COUNTERCLAIM IN SUCH LITIGATION, OR ANY CLAIM ARISING OUT OF THIS NOTE OR MORTGAGE BY WHICH IT IS SECURED. FURTHERMORE, NEITHER THE LENDER NOR THE BORROWER SHALL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED, WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE WAIVED. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE LENDER'S EXTENDING THE CREDIT TO BORROWER.

**THIS NOTE MATURES AND IS DUE AND PAYABLE ON JUNE 26, 2001**

Payable to:  
Miami, Florida

MAKERS:

  
Waldo Toyos

  
Susana Toyos

RECORDED IN PUBLIC RECORDS  
OF MIAMI-DADE COUNTY  
BOOK 8 PAGE 33  
HARVEY RUVIN  
DEPUTY COUNTY CLERK

[Home](#) > [Resources](#) > [Data Tools](#) > [BankFind Suite](#) > Find Institutions by Name & Location

Help 

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**Succeeding Institution**

# Continental National Bank



## Institution Details

Data as of 07/19/2024



**Institution Closed**  
Merged or acquired on 10/23/2019 without government assistance

**FDIC Cert #**  
21578

**Established**  
05/10/1974

**Bank Charter Class**  
National Banks, member of the Federal Reserve Systems (FRS)

**Primary Federal Regulator**  
Comptroller of the Currency

**Main Office Address**  
1801 S.W. 1st Street  
Miami, FL 33135

**Financial Information**  
[Create financial reports for this institution](#)

**Consumer Assistance**  
[Complaints & Questions with Personal Information](#)

**Contact the FDIC**  
[Questions about Bank Information](#)

**First American Bank Cert - 3657**



**FDIC Insured**  
Since 01/01/1934  
**Click to View Succeeding Institution**

See the succeeding institution for more information.

Get additional detailed information by selecting from the following:

**Locations**

**History**

**Institution Profile**

**Other Names**

This information is not available for inactive institutions.

[Home](#) > [Resources](#) > [Data Tools](#) > [BankFind Suite](#) > Find Institutions by Name & Location

[Help](#) 

[< !\[\]\(57c18b879714b128ac3cf0d79c251988\_img.jpg\) BankFind Suite Home](#)

[Back to Search Results](#)

# First American Bank



## Institution Details

Data as of 07/19/2024



**FDIC Insured**  
Since 01/01/1934

**FDIC Cert #**  
3657

**Established**  
03/26/1901

**Bank Charter Class**  
State Chartered Banks, not member of the Federal Reserve System (FRS)

**Primary Federal Regulator**  
Federal Deposit Insurance Corporation

**Main Office Address**  
700 Busse Rd  
Elk Grove Village, IL 60007

**Primary Website**  
[www.firstambank.com](http://www.firstambank.com)

**Locations**  
59 domestic locations: 3 states and 0 territories.  
0 in foreign locations.

**Financial Information**  
[Create financial reports for this institution](#)

**Consumer Assistance**  
[Complaints & Questions with Personal Information](#)

**Contact the FDIC**  
[Questions about Bank Information](#)

Get additional detailed information by selecting from the following:

[Locations](#)

[History](#)

[Institution Profile](#)

[Other Names](#)

## 59 Branch Offices

Hide 

Results  
25 

 **1** 2 3  Page #  Go

### Address

<b>2335</b>	<b>Main Office</b>	<b>First American Bank</b>	<b>700 Busse Rd Elk Grove Village, IL 60007</b>	<b>Elk Grove Village</b>	<b>Cook</b>	<b>IL</b>	<b>I</b>
5930	3	Hampshire Facility	201 S State St Hampshire, IL 60140	Hampshire	Kane	IL	B
201685	4	Dundee Branch	218 W Main St Dundee, IL 60118	Dundee	Kane	IL	B
223047	6	Melrose Park Branch	2001 N Mannheim Rd Melrose Park, IL 60160	Melrose Park	Cook	IL	B
223048	7	Riverside Facility	15 Riverside Rd Riverside, IL 60546	Riverside	Cook	IL	B
3927	8	Buffalo Grove Branch	1 Bank Ln Buffalo Grove, IL 60089	Buffalo Grove	Lake	IL	B
208107	9	Lindenhurst Facility	1906 E Grand Ave Lindenhurst, IL 60046	Lindenhurst	Lake	IL	B
208108	10	Grand Avenue Facility	500 E Grand Ave Lake Villa, IL 60046	Lake Villa	Lake	IL	B
208109	11	Milwaukee Avenue Facility	701 N Milwaukee Ave Vernon Hills, IL	Vernon Hills	Lake	IL	B

			60061					
11736	12	North Elston Branch	5000 N Elston Ave Chicago, IL 60630	Chicago	Cook	IL	B	
242775	13	Springhill Branch	261 S Western Ave Carpentersville, IL 60110	Carpentersville	Kane	IL	B	
242776	14	Skokie Branch	4611 Golf Rd Skokie, IL 60076	Skokie	Cook	IL	B	
15589	15	Stratford Branch	80 Stratford Square Drive Bloomington, IL 60108	Bloomington	Dupage	IL	B	
254486	16	Addison Branch	1780 W Fullerton Ave Addison, IL 60101	Addison	Dupage	IL	B	
201686	17	Naperville Branch	700 E Ogden Ave Naperville, IL 60563	Naperville	Dupage	IL	B	
201687	18	Diversey Branch	1345 W Diversey Pkwy Chicago, IL 60614	Chicago	Cook	IL	B	
201688	19	Monroe Branch	33 W Monroe St Chicago, IL 60603	Chicago	Cook	IL	B	
			1789 S Randall					

Branch ID	Branch Number	Branch Name	Address	City	County	State	Branch Type
201689	20	Geneva Branch	1700 S Randall Rd Geneva, IL 60134	Geneva	Kane	IL	B
201690	21	Lake Zurich Branch	33 S Rand Rd Lake Zurich, IL 60047	Lake Zurich	Lake	IL	B
201691	22	Glen Ellyn Branch	830 Roosevelt Rd Glen Ellyn, IL 60137	Glen Ellyn	Dupage	IL	B
12194	23	Joliet Branch	1818 W Jefferson St Joliet, IL 60435	Joliet	Will	IL	B
244693	24	Louis Joliet Mall Branch	3205 Mall Loop Dr Joliet, IL 60431	Joliet	Will	IL	B
12466	25	Kankakee Branch	101 Meadowview Ctr Kankakee, IL 60901	Kankakee	Kankakee	IL	B
245785	26	Bourbonnais Facility	288 Main St Nw Bourbonnais, IL 60914	Bourbonnais	Kankakee	IL	B
245786	27	Oak Lawn Branch	6200 W 95th St Oak Lawn, IL 60453	Oak Lawn	Cook	IL	B

IN THE CIRCUIT COURT OF THE  
11th JUDICIAL CIRCUIT IN AND  
FOR MIAMI-DADE COUNTY, FLORIDA

CASE NO.: 06-11050 CA 06

SONIA M. BLAIR, INC.,  
a Florida corporation,

Plaintiff,

vs.

RAMSGATE N.V. INC., a foreign  
corporation, SWIRE REALTY, INC.,  
a Florida corporation, GABLES  
CORINTHIAN PLAZA, LLC, a Florida  
corporation, WALDO TOYOS, SUSANA  
TOYOS, and WALDO TOYOS III,

Defendants.

2007 JUN 19 09:21:50  
CLERK OF COURT  
MIAMI-DADE COUNTY  
FLORIDA

**FINAL JUDGMENT**

**THIS CAUSE** came to be heard on this 18th day of June, 2007, upon the Plaintiff's, SONIA M. BLAIR, INC. ("BLAIR"), Motion to Enforce Non-binding Arbitration Award and the Court having heard argument of counsel, reviewed the case law presented by counsel, reviewed the Court file, and being otherwise fully advised in the premises, hereupon finds as follows:

1. On October 5, 2006, the Court entered an order referring the above-styled cause to non-binding arbitration pursuant to section 44.103, Florida Statutes, and Rules 1.700, 1.800, 1.810 and 1.820, Florida Rules of Civil Procedure;
2. The Honorable Herbert Stettin conducted the non-binding arbitration in the above-styled action on February 13, 2007;

A TRUE COPY  
CERTIFICATION ON LAST PAGE  
HARVEY RUVIN, CLERK

3. Judge Stettin ruled in favor of BLAIR and against Defendants, WALDO TOYOS III and GABLES CORINTHIAN PLAZA, LLC ("DEFENDANTS"), and adopted his findings which were dictated in the record;

4. On March 5, 2007, Judge Stettin awarded BLAIR damages equal to three (3%) percent of \$8.7 million contract price called for by the second contract and notified both parties of same in writing;

ACCORDINGLY it is hereby ORDERED and ADJUDGED that BLAIR'S, Motion to Enforce Non-binding Arbitration Award is hereby GRANTED. Final Judgment is entered in favor of Plaintiff, SONIA M. BLAIR, INC., and against Defendants, WALDO TOYOS III ("TOYOS") and GABLES CORINTHIAN PLAZA, LLC ("GABLES") (collectively "DEFENDANTS"). There is now due and owing from DEFENDANTS, jointly and severally, \$261,000.00 in principal, \$31,537.50 in prejudgment interest (9% per annum from March 28, 2006, through December 31, 2006, and 11% per annum from January 1, 2007, through April 24, 2007), all of which shall bear interest at the ~~statutory rate of eleven (11%) percent per annum from the date of this Final Judgment~~ and thereafter at the prevailing rate per year as provided for by Florida Statute and for which let execution issue.

This Court shall retain jurisdiction of this case to determine BLAIR'S entitlement

attorney's fees and costs and the amount thereof and to enter such further orders as are necessary and proper to enforce the provisions of the Non-binding Arbitration Award and this Final Judgment.

ORDERED at Miami-Dade County, Florida, on this 18 day of June, 2007.

  
~~HONORABLE SCOTT J. SILVERMAN~~  
~~CIRCUIT COURT JUDGE~~  
**SCOTT J. SILVERMAN**  
CIRCUIT COURT

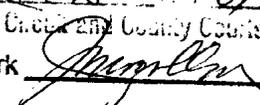
**Judgment Creditor:**  
**Sonia M. Blair, Inc.**  
**2920 Segovia Street**  
**Coral Gables, Florida 33134**

**Judgment Debtors:**  
**Waldo Toyos III**  
**823 Cortez Street**  
**Coral Gables, Florida 33134**

**Gables Corinthian Plaza, LLC**  
**837 Lorca Street**  
**Coral Gables, Florida 33134**

Copies provided to:

Jorge L. Piedra, Esquire  
Benjamin Alvarez, Esquire  
Juan Martinez, Esquire

STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office. June 18, 2007  
HARVEY RUBIN, Clerk of Circuit and County Courts  
Deputy Clerk 





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

CASE REFERENCE NUMBER:

LICENSEE NAME: ROBERTO BARREIRO

TITLE: PROFESSIONAL ENGINEER

JURISDICTION NAME:

ADDRESS: 15053 SW 57 ST MIAMI, FL 33193

CITY OF CORAL GABLES

SIGNATURE:

\*Use separate sheets for additional responses by referencing the report section number.

1. DESCRIPTION OF BUILDING	
a. Name on Title: WALDO TOYOS/ SUSANA S TOYOS	
b. Building Street Address: 350 MADEIRA AVE, CORAL GABLES, FL 33134 Bldg. #: 1	
c. Legal Description: CORAL GABLES SEC K PB 8-33 LOTS 1 & 2 BLK 8 LOT SIZE 50.000 X 100 OR 16783-2685 0595 1 Attached: <input type="checkbox"/>	
d. Owner's Name: WALDO TOYOS/ SUSANA S TOYOS	
e. Owner's Mailing Address: PO BOX 142132 CORAL GABLES, FL 33114	
f. Folio Number of Property on which Building is Located: 03-4108-006-0280	
g. Building Code Occupancy Classification: RESIDENTIAL GROUP R-2	
h. Present Use: FOUR-UNIT-APARTMENT BUILDING	
i. General Description of building (overall description, structural systems, special features): TWO STORY BUILDING, SHALLOW FOUNDATION, CBS WALLS, TILE COVERED ROOF, 2,757 ADJUSTED SQ.FT.	
j. Number of Stories: 2 k. Is this a Threshold Building <sup>1</sup> as per 553.71(12) F.S. (Yes/No): NO	
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments: NONE	
<b>CITY'S EXHIBIT #10</b>	

n. Additions to original structure:	
NONE	
o. Total Actual Building Area of all floors: 30,974	S.F.

## 2. INSPECTIONS

a. Date of Notice of Required Inspection: JANUARY, 2024
b. Date(s) of actual inspection: 01/20/2025
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:
ROBERTO BARREIRO, PE #68383. ELECTRICAL ENGINEER
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: N/A: <input type="checkbox"/>
e. Are Any Structural Repairs Required? (YES/NO): YES
1. If required, describe, and indicate acceptance:
_ ROTTEN FRAME OF FIXED WINDOWS ADJACENT TO ENTRANCE DOOR AT WEST SIDE.
_ DAMAGE ENTRANCE WOOD DOOR AT WEST SIDE.
_ HAIRLINE CRACKS IN EXTERIOR STUCCO.
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): YES
1. Explanation/Conditions:
STRUCTURAL ISSUES NOTED IN THIS REPORT DO NOT REPRESENT A THREAT OF
INMINENT COLLAPSE
g. Is it recommended that the building be vacated? (YES/NO): NO
h. Has the property record been researched for violations or unsafe cases? (YES/NO): NO
1. Explanation/Comments:
PROPERTY HAS OPEN VIOLATION CASE FOR FAILURE TO SUBMIT THE RECERTIFICATION
REPORT

### 3. SUPPORTING DATA (Reference all photos indicated in report with corresponding section number)

- a. 14 Number of Additional sheets of written data
- b. 21 pages of photos Number of Photographs provided (plus each building elevation)
- c. 1 Number Drawings or sketches provided (aerial, site, footprint, etc.)
- d. 0 Number of Test reports attached

### 4. FOUNDATION

a. Describe the building foundation:

SHALLOW FOUNDATION WITH WALL FOOTINGS.

b. Is wood in contact or near soil? (Yes/No): NO

c. Signs of differential settlement? (Yes/No): NO

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

PROVIDE PHOTO 4d

NONE OBSERVED

e. Is water drained away from the foundation? (Yes/No/Needs Repair): YES

f. Is there additional sub-soil investigation required? (Yes/No): NO

1. Describe: N/A

### 5. PRESENT CONDITION OF OVERALL STRUCTURE

a. General alignment: (Note: good, fair, needs attention, explain if significant)

PROVIDE PHOTO 5a

1. Bulging: GOOD

2. Settlement: GOOD

3. Deflections: GOOD

4. Expansion: GOOD

5. Contraction: GOOD

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO 5b
NONE OBSERVED	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c
HAIRLINES CRACKS VISIBLE IN EXTERIOR STUCCO. EXTERIOR PAINT IN AVERAGE	
CONDITION.	
d. Cracks: Note location in significant members. Identify crack size as <b>HAIRLINE</b> if barely discernible; <b>FINE</b> if less than 1 mm in width; <b>MEDIUM</b> if between 1- and 2-mm width; <b>WIDE</b> if over 2 mm.	PROVIDE PHOTO 5d
NONE OBSERVED	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
NONE OBSERVED	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
NONE OBSERVED	
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
RESIDENTIAL. ESTIMATED MAGNITUDE OF LIVE LOADS:	
FIRST FLOOR: 40 PSF	SECOND FLOOR: 40 PSF      ROOF: 20 PSF
h. Signs of overloading? (Yes/No): NO	
1. Describe:	
N/A	

<b>6. MASONRY BEARING WALL:</b> (Indicate good, fair, needs repair on appropriate lines)	This Section is N/A: <input type="checkbox"/>	<b>PROVIDE PHOTO 6</b>
a. Concrete masonry units: <b>GOOD</b>		
b. Clay tile or terra cota units: <b>N/A</b>		
c. Reinforced concrete tie columns: <b>GOOD</b>		
d. Reinforced concrete tie beams: <b>GOOD</b>		
e. Lintel: <b>GOOD</b>		
f. Other type bond beams: <b>N/A</b>	<b>PROVIDE PHOTO 6f</b>	
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: <b>GOOD</b>		
2. Veneer: <b>BRICK VENEERS IN GOOD CONDITION.</b>		
3. Paint only: <b>N/A</b>		
4. Other (describe): <b>N/A</b>		
<b>N/A</b>		
<b>N/A</b>		
<b>N/A</b>		
h. Interior masonry finishes (choose those that apply):		
<b>PROVIDE PHOTO 6h</b>		
1. Vapor barrier: <b>N/A</b>		
2. Furring and plaster: <b>GOOD</b>		
3. Paneling: <b>N/A</b>		
4. Paint only: <b>N/A</b>		
5. Other (describe):		
i. Cracks:		
<b>PROVIDE PHOTO 6i</b>		
1. Location (note beams, columns, other): <b>NONE OBSERVED</b>		
2. Description: <b>N/A</b>		
j. Spalling		
<b>PROVIDE PHOTO 6j</b>		
1. Location (note beams, columns, other): <b>NONE OBSERVED</b>		
2. Description: <b>N/A</b>		

k. Rebar corrosion (indicate worst case by selecting one from lines 1-4):	<b>PROVIDE PHOTO 6k</b>
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 spalled areas (Yes/No): <b>NO</b>	
1. Yes – describe color, texture, aggregate, general quality:	
n/a	

<b>7. FLOOR AND ROOF SYSTEM</b>	
a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	<b>PROVIDE PHOTO 7a1</b>
_ TILE COVERED SLOPE ROOF SUPPORTED BY WOOD JOISTS STRUCTURE. ROOF STRUCTURE WAS NOT	
VISIBLE DUE TO NO ATTIC HATCH WAS FOUND BUT NO SIGNS OF DISTRESS WERE OBSERVED. FAIR COND.	
_ SHEET METAL COVERED WOOD FRAMING OVERHANG ABOVE WEST ENTRANCE. FAIR CONDITION.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	<b>PROVIDE PHOTO 7a2</b>
N/A	
3. Describe roof drainage system, main and overflow, and indicate condition:	<b>PROVIDE PHOTO 7a3</b>
ROOF DRAINS BY GRAVITY TO ALL SIDES OF THE ROOF. FAIR CONDITION.	
4. Describe parapet build and current conditions:	<b>PROVIDE PHOTO 7a4</b>
N/A	
5. Describe mansard build and current conditions:	<b>PROVIDE PHOTO 7a5</b>
N/A	

6. Describe roofing membrane/covering and current conditions:	<b>PROVIDE PHOTO 7a6</b>
_ TILES OF MAIN ROOF IN GOOD CONDITION.	
_ SHEET METAL COVER OF OVERHANG ABOVE WEST ENTRANCE DOOR IN FAIR CONDITION.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	<b>PROVIDE PHOTO 7a7</b>
NONE OBSERVED	
8. Note any expansion joints and condition:	<b>PROVIDE PHOTO 7a8</b>
N/A	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	<b>PROVIDE PHOTO 7b1</b>
FIRST FLOOR: CONCRETE SLAB ON GRADE. GOOD CONDITION.	
SECOND FLOOR: WOOD JOISTS FLOOR STRUCTURE. STRUCTURE WAS NOT VISISBLE BUT	
NO SIGNS OF DISTRESS OR EXCESIVE BENDING WERE OBSERVED. FAIR CONDITION.	
2. Balconies: Indicate location, framing system, material, and condition:	N/A: <input checked="" type="checkbox"/> <b>PROVIDE PHOTO 7b2</b>
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A: <input type="checkbox"/> <b>PROVIDE PHOTO 7b3</b>
_ CONCRETE EXTERIOR STAIR AT EAST SIDE. FAIR CONDITION.	
_ WOOD FRAMED INTERIOR STAIRS AT EAST AND WEST SIDES. FAIR CONDITION.	
4. Ramps: indicate location, framing type, material, and condition:	N/A: <input checked="" type="checkbox"/> <b>PROVIDE PHOTO 7b4</b>
5. Guardrails and handrails: describe type, material, and condition:	N/A: <input type="checkbox"/> <b>PROVIDE PHOTO 7b5</b>
_ STEEL RAILING IN EXTERIOR STAIR IN FAIR CONDITION.	
_ HANDRAILS IN INTERIOR STAIRS IN FAIR 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.	
NONE.	

<b>8. STEEL FRAMING SYSTEM</b>		This Section is Not Applicable: <input checked="" type="checkbox"/>
a. Description of system at each level:		<b>PROVIDE PHOTO 8a</b>
b. Steel members: describe condition of paint and degree of corrosion:		<b>PROVIDE PHOTO 8b</b>
c. Steel connections: describe type and condition:		<b>PROVIDE PHOTO 8c</b>
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:		<b>PROVIDE PHOTO 8d</b>
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):		<b>PROVIDE PHOTO 8e</b>
f. Elevator sheave beams and connections, and machine floor beams: note condition:	N/A: <input checked="" type="checkbox"/>	<b>PROVIDE PHOTO 8f</b>

<b>9. CONCRETE FRAMING SYSTEM</b>		This Section is Not Applicable: <input type="checkbox"/>
a. Full description of concrete structural framing system:		<b>PROVIDE PHOTO 9a</b>
<b>CBS WALLS, SLAB ON GRADE, COLUMNS, BEAMS, TIE BEAMS, TIE COLUMNS, LINTELS AND SILLS.</b>		
b. Cracking		<b>PROVIDE PHOTO 9b</b>
1. Significant <input type="checkbox"/> or Not significant <input checked="" type="checkbox"/> :		
2. Location and description of members affected and type cracking:		
N/A		

c. General condition		
GOOD CONDITION		
d. Rebar corrosion – check appropriate line		
1. None visible:	<input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d2
3. Significant but patching will suffice:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d3
4. Significant: structural repairs required (describe):	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d4
e. Samples chipped out in spall areas: N/A		
1. No:	<input checked="" type="checkbox"/>	PROVIDE PHOTO 9e
2. Yes, describe color, texture, aggregate, general quality:		
N/A		
f. Identify any concrete framing member (e.g. slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g. efflorescence at underside of slab or at base of column or wall), or excessive deflection:		PROVIDE PHOTO 9f
NONE OBSERVED		

## 10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Windows/Storefronts/Curtainwalls/Skylights	PROVIDE PHOTO 10
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
_ ALUMINUM AND GLASS HORIZONTAL SLIDE TYPE WINDOWS.	
_ WOOD AND GLASS FIXED WINDOWS AT WEST SIDE.	
2. Anchorage: type and condition of fasteners and latches:	
ANCHORED WITH TAPCOM SCREWS ANCHORS EMBEDDED INTO THE MASONRY	
STRUCTURE. FAIR CONDITION.	

3. Sealant: type and condition of perimeter sealant and at mullions:	
SILICONE CAULKING. FAIR CONDITION.	
4. Interiors seals: type and condition at operable vents:	
SILICONE CAULKING. FAIR CONDITION.	
5. General condition:	
GOOD CONDITION EXCEPTING WOOD FRAMED FIXED WINDOWS LOCATED AT WEST SIDE.	
SEE BELOW COMMENT.	
6. Describe any repairs needed:	
WOOD FRAME OF FIXED WINDOWS ADJACENT TO WEST MAIN ENTRANCE DOOR SHOW	
DAMAGE AND THEY NEED REPAIRS OR REPLACEMENT OF WOOD FRAME.	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): NO	
1. Previous Inspection Date: N/A	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
N/A	
3. Describe Condition of System:	
N/A	
c. Exterior Swing and Overhead Doors	PROVIDE PHOTO 10c
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
_ METAL FRENCH DOORS AT EAST SIDE.	
_ WOOD FRENCH DOOR AT WEST SIDE.	
2. Anchorage: type and condition of fasteners and latches:	
ANCHORED WITH TAPCOM SCREWS ANCHORS EMBEDDED INTO THE MASONRY STRUCTURE. GOOD CONDITION	
3. Sealant: type and condition of sealant:	
SILICONE CAULKING. FAIR CONDITION.	

4. General condition:
METAL DOORS IN GOOD CONDITION. WOOD DOOR AT WEST SIDE SHOWS DAMAGE. SEE BELOW COMMENT.
5. Describe any repairs needed:
WOOD FRENCH DOOR AT WEST SIDE SHOWS DAMAGE IN THE LOWER AREA AND IT MUST BE REPLACED.

<b>11. WOOD FRAMING</b>	This Section is Not Applicable: <input type="checkbox"/>
a. Fully describe wood framing system:	<b>PROVIDE PHOTO 11a</b>
WOOD JOISTS ROOF STRUCTURE AND SECOND FLOOR STRUCTURE.	
b. Indicate the condition of the following:	<b>PROVIDE PHOTO 11b</b>
1. Walls:	
N/A	
2. Floors:	
SECOND FLOOR STRUCTURE WAS NOT VISIBLE BUT NO SIGNS OF DISTRESS OR EXCESIVE BENDING WERE OBSERVED. FAIR CONDITION.	
3. Roof member, roof trusses:	
ROOF STRUCTURE WAS NOT VISIBLE BUT NO SIGNS OF DISTRESS OR EXCESIVE BENDING WERE OBSERVED. FAIR CONDITION.	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	<b>PROVIDE PHOTO 11c</b>
NONE OBSERVED.	
d. Joints: note if well fitted and still closed:	<b>PROVIDE PHOTO 11d</b>
NONE OBSERVED.	

e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
NONE OBSERVED.	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
_ VENTS FOR ROOF ATTIC VENTILATION.	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
NONE.	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO 11h
NONE VISIBLE.	

<b>12. BUILDING FAÇADE INSPECTION (Threshold Buildings)</b>	This Section is N/A: <input type="checkbox"/>	PROVIDE PHOTO 12
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):		

**13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING**

This Section  
is N/A



**PROVIDE PHOTO 13**

a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, signs, etc.)

STEEL FRAMED AWNINGS WITH CANVA AT EAST SIDE.

b. Indicate condition of the special feature, its supports, connections, and if repairs are required:

AWNINGS ARE PROPERLY ANCHORED TO WALLS. FAIR CONDITION. NOT REPAIRS  
REQUIRED.

**14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES**

This Section  
is N/A



**PROVIDE PHOTO 14**

**CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:**

14A. CURRENT BFE: \_\_\_\_\_ ft. (Select Datum)

**Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM).**

1. What is the wet season<sup>2</sup> ground water elevation (water table): \_\_\_\_\_ ft. (Select Datum)

2. What is the elevation of lowest parking garage finished floor: \_\_\_\_\_ ft. (Select Datum)

3. What is the elevation of the parking garage entrance: \_\_\_\_\_ ft. (Select Datum)

4. Is the wet season ground water elevation (water table) higher than the lowest floor elevation? Select (Yes or No)

Explanation:

5. Is the garage entrance elevation lower than the base flood elevation? Select: (Yes or No)

Explanation:

6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):

Describe:

7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection? Describe:

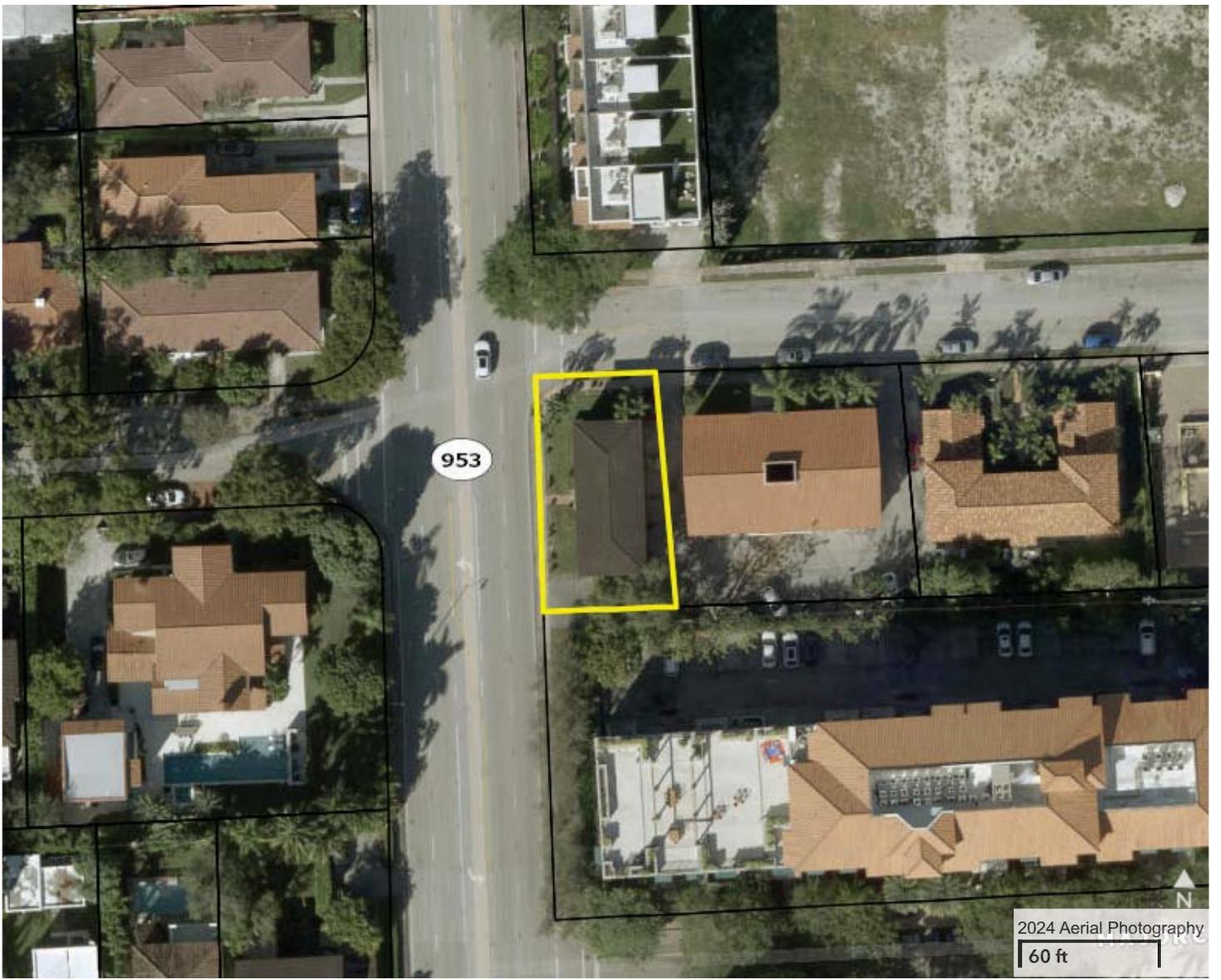
Describe:

8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation:
<b>14B.</b>
1. Do the parking garage slabs (overhead and floor slabs) and/or walls show evidence of leakage (efflorescence at the underside of slab or at base of column)? (Yes or No):
Explanation:
2. Is there any evidence of previous patching or repairs? (Yes or No):
Explanation:

<sup>1</sup> **THRESHOLD BUILDING:** In accordance with *Florida Statute*, any building which is greater than 3 stories or 50 feet in height, or which has an assembly occupancy classification that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

<sup>2</sup> **WET SEASON:** Compare the current Base Flood Elevation (BFE) on the latest FEMA Flood Insurance Rate Map (FIRM) with the October water table elevation shown in the Miami-Dade County Average Ground Water October maps available with the Miami-Dade Department of Environmental Resource Management (DERM)

**Reset Form**



**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEW OF EAST-NORTH ELEVATION.**



**VIEW OF NORTH-WEST ELEVATION.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEW OF WEST ELEVATION.**



**VIEW OF WEST-SOUTH ELEVATION.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEW OF EAST ELEVATION.**



**VIEW OF SOUTH-EAST ELEVATION.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEWS OF ROOF.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEWS OF ROOF.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEWS OF ROOF.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEWS OF FIRST FLOOR SLAB.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEW OF SECOND FLOOR (WOOD JOISTS STRUCTURE WAS NOT VISIBLE)**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEW OF EXTERIOR CONCRETE STAIR AT EAST SIDE WITH STEEL RAILINGS.**



**VIEW OF WOOD FRAMED INTERIOR STAIR AT WEST SIDE WITH STEEL HANDRAIL.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEW OF WOOD FRAMED INTERIOR STAIR AT WEST SIDE WITH STEEL HANDRAIL.**



**VIEW OF WOOD FRAMED INTERIOR STAIR AT EAST SIDE WITH STEEL HANDRAIL.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**IEWS OF WINDOWS.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEW OF WINDOWS.**



**VIEW OF ENTRANCE AT WEST SIDE WITH FIXED WINDOWS TO BOTH SIDE OF  
ENTRANCE DOOR.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEW OF METAL DOOR.**



**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEW OF METAL DOOR.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEW OF WOOD FRAMED OVERHANG WITH METAL ROOF AT WEST SIDE.**



**VIEW OF ROOF OF WOOD FRAMED OVERHANG AT WEST SIDE.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



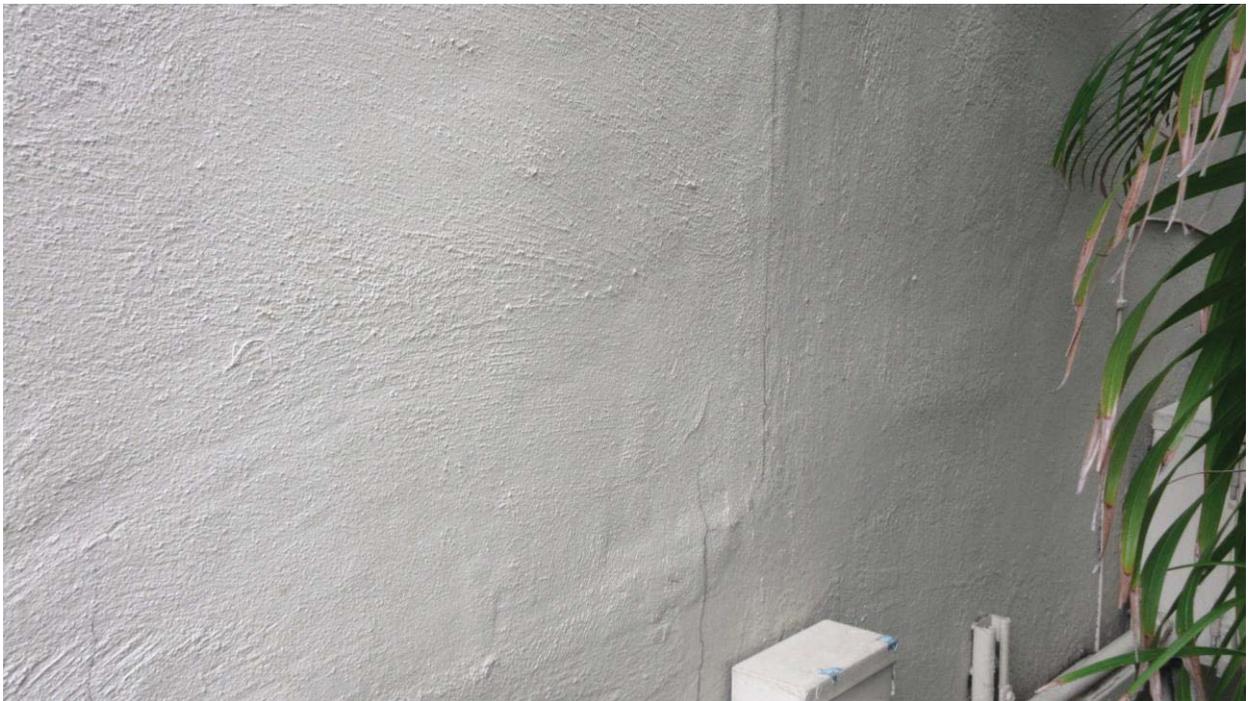
**VIEWS OF METAL FRAMED AWNINGS WITH CANVA AT EAST SIDE.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ITEMS---SUPPORTING PICTURES**



**VIEWS OF METAL FRAMED AWNINGS WITH CANVA AT EAST SIDE.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134**  
**STRUCTURAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



***HAIRLINE CRACKS VISIBLE IN EXTERIOR STUCCO.***

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
STRUCTURAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



**HAIRLINE CRACKS VISIBLE IN EXTERIOR STUCCO.**



**ROTTEN WOOD FRAMING OF FIXED WINDOWS ADJACENT TO ENTRANCE  
DOOR AT WEST SIDE.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134**  
**STRUCTURAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



**ROTTEN WOOD FRAMING OF FIXED WINDOWS ADJACENT TO ENTRANCE  
DOOR AT WEST SIDE.**



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

CASE REFERENCE NUMBER:

LICENSEE NAME: ROBERTO BARREIRO

TITLE: PROFESSIONAL ENGINEER PE #68383

JURISDICTION NAME:

ADDRESS: 15053 SW 57 ST MIAMI, FL 33193

CITY OF CORAL GABLES

SIGNATURE:

\*Use separate sheets for additional responses by referencing the report section number.

**1. DESCRIPTION OF BUILDING**

a. Name on Title: WALDO TOYOS/ SUSANA S TOYOS

b. Building Street Address: 350 MADEIRA AVE, CORAL GABLES, FL 33134 Bldg. #: 1

c. Legal Description: CORAL GABLES SEC K PB 8-33 LOTS 1 & 2 BLK 8 LOT SIZE 50.000 X 100 OR 16783-2685 Attached:   
0595 1

d. Owner's Name: WALDO TOYOS/ SUSANA S TOYOS

e. Owner's Mailing Address: PO BOX 142132 CORAL GABLES, FL 33114

f. Folio Number of Property on which Building is Located: 03-4108-006-0280

g. Building Code Occupancy Classification: RESIDENTIAL GROUP R-2

h. Present Use: FOUR-UNIT-APARTMENT BUILDING

i. General Description of building (overall description, structural systems, special features):

TWO STORY BUILDING, SHALLOW FOUNDATION, CBS WALLS, TILE COVERED ROOF,  
 2,757 ADJUSTED SQ.FT.

j. Number of Stories: 1

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): NO

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached:

m. Additional Comments:

NONE.

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: JANUARY, 2024

b. Date(s) of actual inspection: 01/20/2025

c. Name and qualifications of licensee submitting report:

ROBERTO BARREIRO, PE#68383---ELECTRICAL ENGINEER

d. Are Any Electrical Repairs Required? (YES/NO): YES.

1. If required, describe, and indicate acceptance: ELECTRICAL SERVICE EQUIPMENT MUST BE UPGRADED.

\_ IMPROPER WIRING AND ALTERATIONS WERE OBSERVED IN ELECTRICAL ROOM. PANELS OBSTRUCTED IN

UNITS #1 & #3. IMPROPER WIRING IN PANELS, MECHANICAL EQUIPMENT INSTALLATIONS, ETC. SEE PHOTOS OF ISSUES

e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): YES

1. Explanation/Conditions:

THE ELECTRICAL ISSUES FOUND DO NOT REPRESENT A THREAT OF IMMINENT FIRE BUT ALL ISSUES

DEPICTED IN THIS REPORT MUST BE PROMPTLY SOLVED.

**3. ELECTRICAL SERVICE** PROVIDE PHOTO 3

a. Size: Voltage (120-240) Amperage ( 175 ) Type: Fuses ( ) Breakers ( X )

b. Phase: Three-Phase ( ) Single Phase ( )

c. Condition: Good ( ) Fair ( ) Needs Repair ( )

Comments:

\_ SERVICE IS MADE UP OF ONE (1) SET OF THREE (3) COPPER CONDUCTORS #2/0

\_ ALL SERVICE EQUIPMENT MUST BE REPLACED. ALTERATIONS AND CODE VIOLATIONS

WERE OBSERVED (SEE PHOTOS OF ISSUES TO ADDRESS)

**4. METERING EQUIPMENT** PROVIDE PHOTO 4

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

Comments:

NONE.

<b>5. ELECTRIC ROOMS</b>	Not Applicable: <input type="checkbox"/>	<b>PROVIDE PHOTO 5</b>
1. Clearances:	Good ( <input checked="" type="radio"/> )	Fair ( <input type="radio"/> )      Needs Correction ( <input type="radio"/> )
Comments:		
NONE.		

<b>6. GUTTERS</b>	Not Applicable: <input type="checkbox"/>	<b>PROVIDE PHOTO 6</b>
1. Location:	Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )
2. Taps and Fill:	Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:		
N/A		

<b>7. ELECTRICAL PANELS</b>	<b>PROVIDE PHOTO 7</b>
1. Panel # ( 1 TO 4 )	Location: INSIDE UNIT 1 TO 4 RESPECTIVELY.
	Good ( <input type="radio"/> )      Needs Repair ( <input checked="" type="radio"/> )
2. Panel # (      )	Location:
	Good ( <input type="radio"/> )      Needs Repair ( <input type="radio"/> )
3. Panel # (      )	Location:
	Good ( <input type="radio"/> )      Needs Repair ( <input type="radio"/> )
4. Panel # (      )	Location:
	Good ( <input type="radio"/> )      Needs Repair ( <input type="radio"/> )
5. Panel # (      )	Location:
	Good ( <input type="radio"/> )      Needs Repair ( <input type="radio"/> )
Use separate sheets for additional panels.	

Comments:
PANEL INSIDE UNITS #1 AND #3 WERE NOT INSPECTED DUE TO BE OBSTRUCTED. PANELS MUST BE RELOCATED. SOME ISSUES WERE OBSERVED IN INSPECTED PANELS (#2 AND #4)

<b>8. BRANCH CIRCUITS (Exiting panel enclosure)</b>				<b>PROVIDE PHOTO 8</b>	
1. Identified:	Yes	( <input checked="" type="radio"/> )	Must be Identified	( <input type="radio"/> )	
2. Conductors:	Good	( <input checked="" type="radio"/> )	Deteriorated	( <input type="radio"/> )	Must be Replaced ( <input type="radio"/> )
Comments:					
NONE.					

<b>9. GROUNDING OF SERVICE</b>				<b>PROVIDE PHOTO 9</b>	
	Good	( <input type="radio"/> )	Needs Repair	( <input checked="" type="radio"/> )	
Comments:					
CONNECTION OF GROUNDING ELECTRODE CONDUCTOR TO WATER PIPE IS NOT ENOUGH ACCESIBLE. GROUNDING SYSTEM MUST BE UPGRADED AS A PART OF THE SERVICE REPLACEMENT.					

<b>10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM</b>				<b>PROVIDE PHOTO 10</b>	
	Good	( <input type="radio"/> )	Needs Repair	( <input checked="" type="radio"/> )	
Comments:					
MISSING OR LOOSE CONNECTION OF SOME CONDUITS TO PANEL ENCLOSURE IN UNIT #4					

**11. SERVICE CONDUIT/RACEWAYS**

PROVIDE PHOTO 11

Good (  )

Needs Repair (  )

Comments:

NONE.

**12. GENERAL CONDUIT/RACEWAYS**

PROVIDE PHOTO 12

Good (  )

Needs Repair (  )

Comments:

NONE.

**13. WIRE AND CABLES**

PROVIDE PHOTO 13

Good (  )

Needs Repair (  )

Comments:

SOME IMPROPER WIRING WAS OBSERVED (SEE PHOTOS OF ISSUES TO ADDRESS)

**14. BUSWAYS**

Not Applicable:

PROVIDE PHOTO 14

Good (  )

Needs Repair (  )

Comments:

N/A

**15.THERMOGRAPHY INSPECTION RESULTS**Not Applicable: **PROVIDE PHOTO 15**

Design Professional to summarize results below. Attach thermography report by certified thermographer.

Are there any anomalies reported in the thermography report? (Yes/No):

Comments:

ELECTRICAL SERVICE IS LESS THAN 400A.

**16.OTHER CONDUCTORS****PROVIDE PHOTO 16**Good (  ) Needs Repair (  )

Comments:

NONE.

**17.TYPES OF WIRING METHODS****PROVIDE PHOTO 17**

- |                               |   |  |  |
|-------------------------------|---|--|--|
| 1. Conduit Raceways Metallic: | Good ( <input checked="" type="radio"/> ) | Needs Repair ( <input type="radio"/> ) | N/A ( <input type="radio"/> )            |
| 2. Conduit PVC:               | Good ( <input type="radio"/> )            | Needs Repair ( <input type="radio"/> ) | N/A ( <input checked="" type="radio"/> ) |
| 3. NM Cable:                  | Good ( <input checked="" type="radio"/> ) | Needs Repair ( <input type="radio"/> ) | N/A ( <input type="radio"/> )            |
| 4. Other Conductors/Cables:   | Good ( <input checked="" type="radio"/> ) | Needs Repair ( <input type="radio"/> ) | N/A ( <input type="radio"/> )            |

a. Other Conductors/Cables (Specify): MCC, FMC

Comments:

NONE.

**18.EMERGENCY LIGHTING****PROVIDE PHOTO 18**Good (  ) Needs Repair (  ) N/A (  )

Comments:

TESTED EMERGENCY LAMPS WERE WORKING PROPERLY AT THE TIME OF THE INSPECTION.

<b>19. BUILDING EGRESS ILLUMINATION</b>	<b>PROVIDE PHOTO 19</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
N/A ( <input type="radio"/> )	
Comments:	
NONE.	

<b>20. FIRE ALARM SYSTEM</b>	<b>PROVIDE PHOTO 20</b>
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )
N/A ( <input checked="" type="radio"/> )	
Comments:	
N/A	

<b>21. SMOKE DETECTORS (Part of a fire alarm system only)</b>	Not Applicable: <input type="checkbox"/>	<b>PROVIDE PHOTO 21</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input type="radio"/> )
Comments:		
SMOKE DETECTORS INSIDE UNIT WERE FUNCTIONING PROPERLY AT THE TIME OF THE INSPECTION.		

<b>22. EXIT LIGHTS</b>	<b>PROVIDE PHOTO 22</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
N/A ( <input type="radio"/> )	
Comments:	
TESTED EXIT SIGNS WERE WORKING PROPERLY AT THE TIME OF THE INSPECTION.	

**23. EMERGENCY GENERATOR**

**PROVIDE PHOTO 23**

Good (  )

Needs Repair (  )

N/A (  )

Comments:

N/A

**24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS**

**PROVIDE PHOTO 24**

Good (  )

Requires Additional Illumination(  )

N/A (  )

Comments:

NONE.

**25. OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION**

**PROVIDE PHOTO 25**

Good (  )

Requires Additional Illumination(  )

N/A (  )

Comments:

NONE.

**26. SWIMMING POOL WIRING**

**PROVIDE PHOTO 26**

Good (  )

Needs Repair (  )

N/A (  )

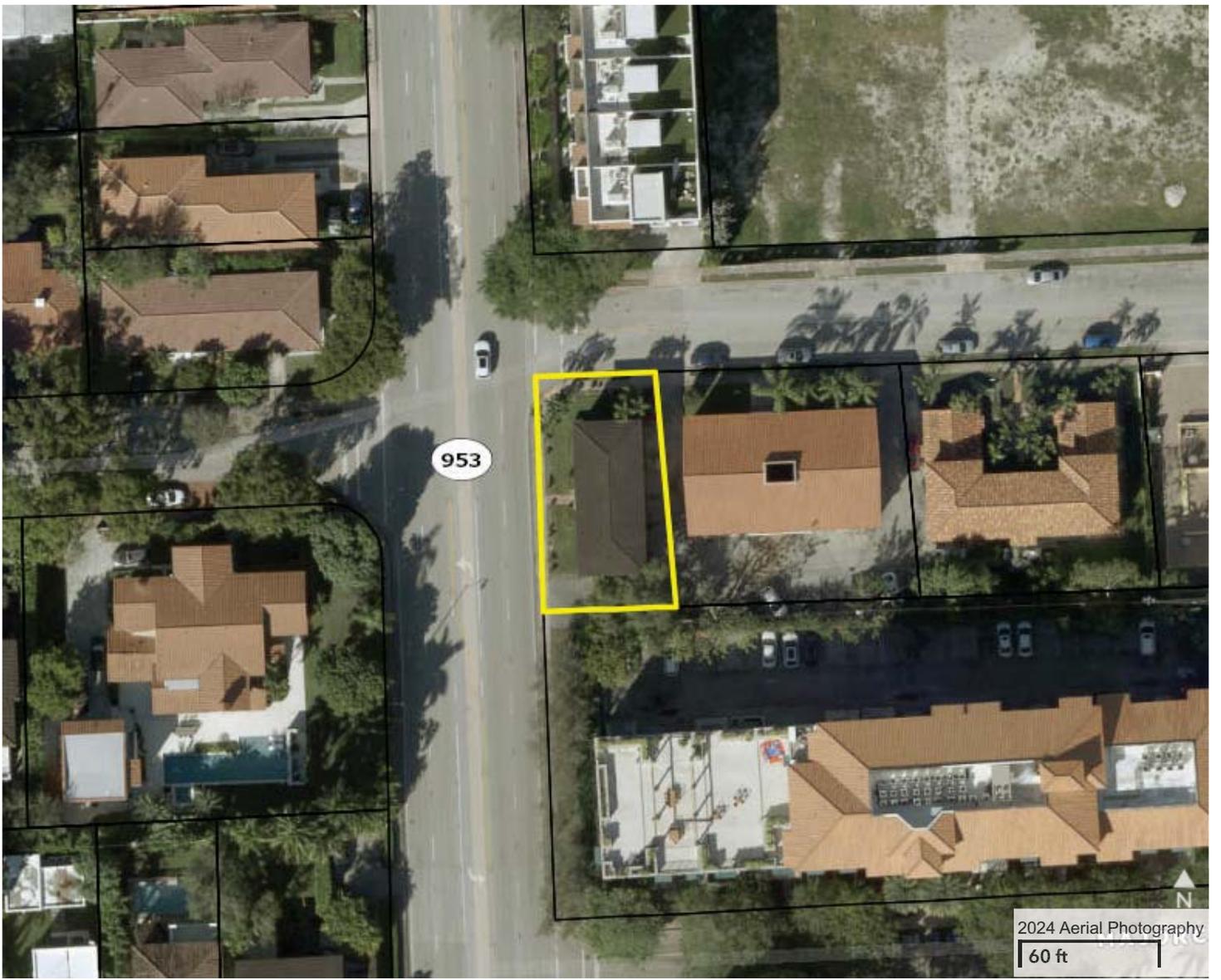
Comments:

N/A

<b>27. WIRING TO MECHANICAL EQUIPMENT</b>	<b>PROVIDE PHOTO 27</b>
Good ( <input type="radio"/> )              Needs Repair ( <input checked="" type="radio"/> )              N/A ( <input type="radio"/> )	
Comments:	
IMPROPER WIRING IN WATER HEATERS AND AIR HANDLERS WERE OBSERVED (SEE PHOTOS OF ISSUES TO ADDRESS).	

<b>28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES</b>	N/A: <input type="checkbox"/>	<b>PROVIDE PHOTO 28</b>
CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:		
Number of Levels Below Grade Plane:		
A. Are the sump pumps operational? Select: (Yes/Need Repair/N/A)		
Explanation:		
B. If the elevator(s) travel below grade plane:		
1. Are they programmed to return to a level at or above BFE plus freeboard: Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		
2. Are they equipped with sensors that prevent the cab from descending into a flooded hoistway? Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		
C. Are the branch electrical circuits feeding devices below grade plane protected by a Ground Fault Circuit Interrupter (GFCI) breaker? Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		

<b>29. GENERAL ADDITIONAL COMMENTS</b>
NONE.



2024 Aerial Photography

60 ft

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ITEMS---SUPPORTING PICTURES**



**VIEW OF SERVICE DROP, SERVICE POINT SPLICES, WEATHERHEAD AND SERVICE CONDUIT.**



**VIEW OF ELECTRICAL ROOM.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ITEMS---SUPPORTING PICTURES**



**VIEW OF ELECTRICAL ROOM.**



**VIEW OF UNITS' DISCONNECT SWITCHES (SEE PHOTOS OF ISSUES FOR MORE DETAILS AND COMMENTS).**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ITEMS---SUPPORTING PICTURES**



**VIEW OF GROUNDING SYSTEM (SEE PHOTOS OF ISSUES FOR COMMENTS).**



**EXTERIOR VIEW OF PANEL OF UNIT #4 (SEE PHOTOS OF ISSUES ABOUT CODE VIOLATIONS FOUND INSIDE PANEL)**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ITEMS---SUPPORTING PICTURES**



**EXTERIOR VIEW OF PANEL OF UNIT #2 (SEE PHOTOS OF ISSUES ABOUT CODE VIOLATIONS FOUND INSIDE PANEL)**



**TESTING OF SMOKE DETECTOR.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ITEMS---SUPPORTING PICTURES**



**TESTING OF SMOKE DETECTORS.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ITEMS---SUPPORTING PICTURES**



**TESTING OF SMOKE DETECTOR.**



**GFCI RECEPTACLE OVER KITCHEN COUNTER.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ITEMS---SUPPORTING PICTURES**



**GFCI RECEPTACLES OVER KITCHEN COUNTERS.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ITEMS---SUPPORTING PICTURES**



**TESTING OF EXIT/EMERGENCY COMBO.**



**VIEW OF PARKING LAMP.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ITEMS---SUPPORTING PICTURES**



**VIEW OF PARKING LAMP.**

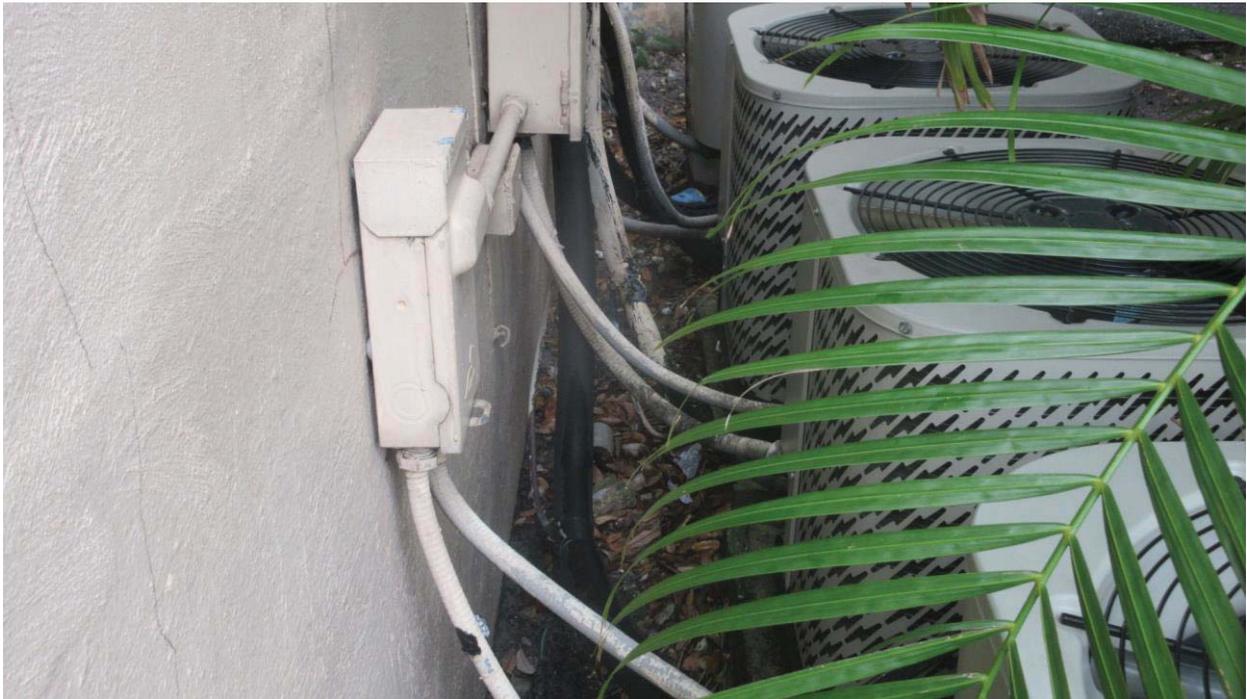


**VIEW OF SAFETY LAMP.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ITEMS---SUPPORTING PICTURES**



**VIEW OF SAFETY LAMP.**



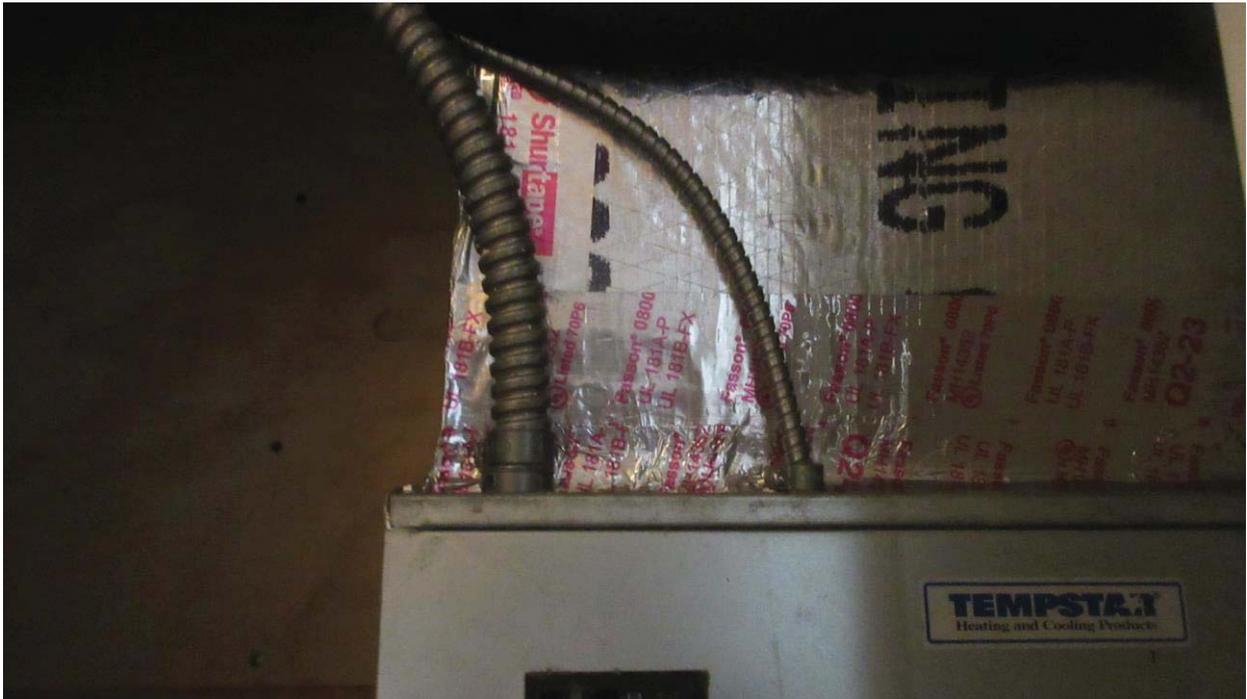
**VIEW OF WIRING OF CONDENSING UNITS.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ITEMS---SUPPORTING PICTURES**



**VIEW OF WIRING OF AIR HANDLERS.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ITEMS---SUPPORTING PICTURES**



**VIEW OF WIRING OF AIR HANDLERS.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



***ELECTRICAL ROOM: EXPOSED FEEDER WIRES DUE TO MISSING COVER TO FITTING.***

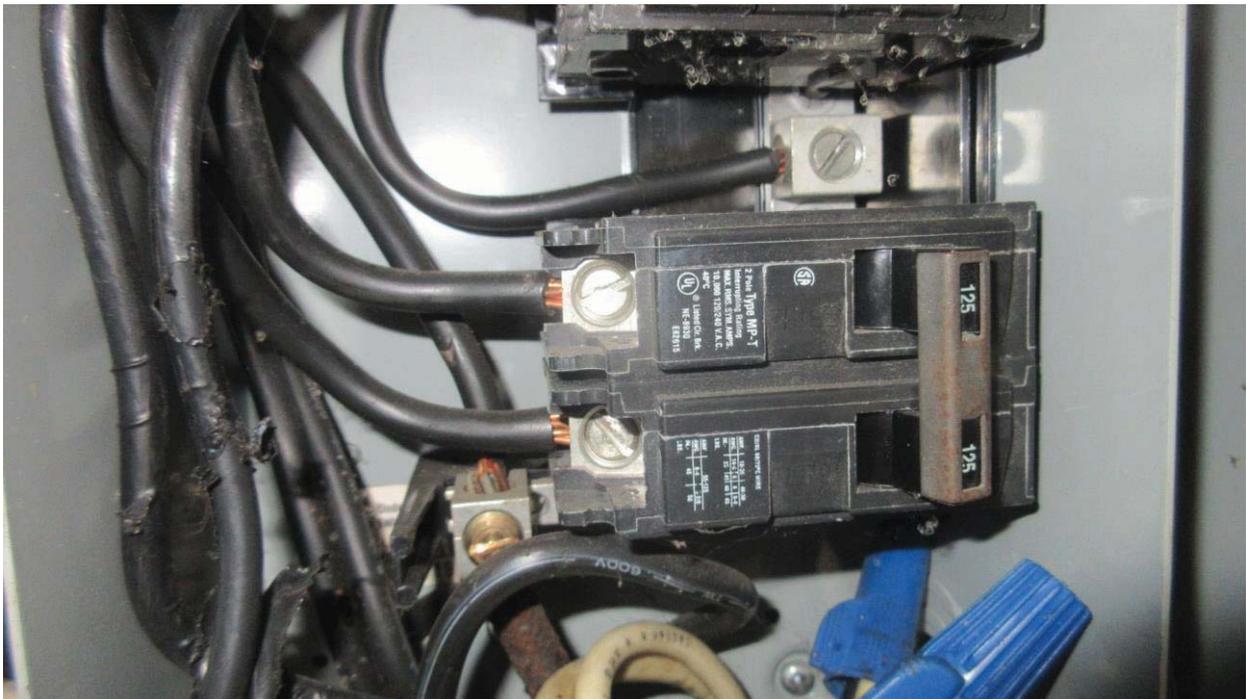


***ELECTRICAL ROOM: IMPROPER WIRING (EXPOSED ROMEX CABLE).***

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



**ELECTRICAL ROOM: IMPROPER WIRING (EXPOSED ROMEX CABLE AND IMPROPER SPLICE).**



**ELECTRICAL ROOM: IMPROPER WIRING (WIRES #6 FROM METER TO PANEL CONTAINING 125A BREAKER FOR UNIT'S PANEL AND 50A BREAKER FOR CONDENSING UNIT). MAIN BONDING JUMPER ONLY WAS VISIBLE IN THIS PANEL.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



**ELECTRICAL ROOM: IMPROPER WIRING (WIRES #6 FROM METER TO PANEL CONTAINING 125A BREAKER FOR UNIT'S PANEL AND 50A BREAKER FOR CONDENSING UNIT).**



**ELECTRICAL ROOM: IMPROPER WIRING (WIRES #6 FROM METER TO PANEL CONTAINING 125A BREAKER FOR UNIT'S PANEL AND 50A BREAKER FOR CONDENSING UNIT).**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



**ELECTRICAL ROOM: IMPROPER WIRING (WIRES #6 FROM METER TO PANEL CONTAINING 125A BREAKER FOR UNIT'S PANEL AND 50A BREAKER FOR CONDENSING UNIT).**



**ELECTRICAL ROOM: IMPROPER WIRING (WIRES #6 FROM METER TO PANEL CONTAINING 125A BREAKER FOR UNIT'S PANEL AND 50A BREAKER FOR CONDENSING UNIT).**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



**ELECTRICAL ROOM: IMPROPER WIRING (WIRES #6 FROM METER TO PANEL CONTAINING 125A BREAKER FOR UNIT'S PANEL AND 50A BREAKER FOR CONDENSING UNIT).**



**ELECTRICAL ROOM: OPEN KNOCK-OUT**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



**ELECTRICAL ROOM: OPEN KNOCK-OUT**



**CONNECTION OF GROUNDING ELECTRODE CONDUCTOR TO WATER PIPE IS NOT READILY ACCESSIBLE.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



**UNIT #1: PANEL OBSTRUCTED BY FRIDGE. PANEL MUST BE RELOCATED IN ORDER TO PROVIDE REQUIRED WORKING SPACE.**



**UNIT #2: OPEN KNOCK-OUT IN PANEL MUST BE COVERED.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134**  
**ELECTRICAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



**UNIT #2: EXPOSED WIRES IN AIR HANDLER CONNECTION DUE TO MISSING COVER TO BOX.**



**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



**UNIT #2: RECEPTACLE AT BATHROOM MUST BE GFCI PROTECTED.**



**UNIT #3: PANEL OBSTRUCTED BY FRIDGE. PANEL MUST BE RELOCATED IN ORDER TO PROVIDE REQUIRED WORKING SPACE.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



**UNIT #3: RECEPTACLE OVER KITCHEN COUNTER MUST BE GFCI PROTECTED.**



**UNIT #4: WIRES PASSING THROUGH PANEL FRAME WITHOUT CONDUIT.  
ROMEX WITH MISSING CONNECTOR AND GROUNDING CONDUCTOR LOOSE.**



**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



**UNIT #4: CONDUIT WITHOUT NUT AND LOOSE NUT IN ANOTHER CONDUIT.**



**UNIT #4: OPEN KNOCK-OUT IN PANEL.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



**UNIT #4: RECEPTACLE AT BATHROOM MUST BE GFCI PROTECTED.**



**UNIT #4: IMPROPER WIRING IN WATER HEATER CONNECTION.**

**350 MADEIRA AVE, CORAL GABLES, FL 33134  
ELECTRICAL ISSUES TO ADDRESS---SUPPORTING PICTURES**



**UNIT #4: LOOSE CONDUIT IN AIR HANDLER INSTALLATION.**



## CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No. \_\_\_\_\_ FYear 2024  
Property Address: 350 MADEIRA AVE, Bldg. No.: 1, Sq. Ft.: 2,757  
Building Description: Two story, shallow foundation, CBS walls, slope roof.

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

On 01/20 2025, 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 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.

\_\_\_\_\_  
Signature and Seal of Architect or Engineer

**ROBERTO BARREIRO**  
\_\_\_\_\_  
Print Name

01/20/2025  
\_\_\_\_\_  
Date



**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION  
STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY**

Date: 01/20/2025

Case No. \_\_\_\_\_ FYear 2024

Property Address: 350 MADEIRA AVE, Bldg. No.: 1, Sq. Ft.: 2,757

Folio Number: 03-4108-006-0280

Building Description: Two story, shallow foundation, CBS walls, slope roof

1. I am a Florida registered professional  engineer  architect with an active license.
2. On, 20 25 January 22 at 7:30  AM  PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 3.42 foot candle  
Minimum 1.08 foot candle  
Maximum to Minimum Ratio 3.16 : 1.00, foot candle
4. The level of illumination provided in the parking lot  meets  does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.

\_\_\_\_\_  
Signature and Seal of Professional

**ROBERTO BARREIRO**  
\_\_\_\_\_  
Print Name Engineer or Architect