



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/30/2017

Property Information	
Folio:	03-4117-008-4040
Property Address:	526 CATALONIA AVE Coral Gables, FL 33134-5629
Owner	CATALONIA 526 LLC
Mailing Address	11650 NW 102 RD MEDLEY, FL 33178 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	5 / 5 / 0
Floors	2
Living Units	5
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,967 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1927



Assessment Information			
Year	2017	2016	2015
Land Value	\$235,152	\$217,686	\$195,108
Building Value	\$391,196	\$377,166	\$337,238
XF Value	\$0	\$0	\$0
Market Value	\$626,348	\$594,852	\$532,346
Assessed Value	\$626,348	\$585,580	\$532,346

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction		\$9,272	

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

Short Legal Description
CORAL GABLES BILTMORE SEC PB 20-28 LOT 7 BLK 25 LOT SIZE 50.000 X 100 OR 17973-1947 0298 2

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$626,348	\$585,580	\$532,346
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$626,348	\$594,852	\$532,346
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$626,348	\$585,580	\$532,346
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$626,348	\$585,580	\$532,346

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/10/2014	\$835,000	29075-4606	Qual by exam of deed
02/01/1998	\$350,000	17973-1947	Sales which are qualified
04/01/1988	\$200,000	13635-3287	Sales which are qualified

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

Version

CITY'S

EXHIBIT 1

526 Catalonia Ave

<u>Owner (FL Registered Agent)</u> Catalonia 526, LLC c/o Amira Alvarez Registered Agent 11650 NW 102 Rd Medley, FL 33178-1026	<u>Owner (DE Registered Agent)</u> Catalonia 526, LLC c/o Corporate Creations Network, Inc. Registered Agent 3411 Silverside Road Tatnall Building, Ste 104 Wilmington, DE 19810-4809
--	--

526 CATALONIA AVENUE



SEE
ATTACHED

CITY'S
EXHIBIT 2



**FLORIDA BUILDERS
ENGINEERS & INSPECTORS**
"Serving Florida Coast to Coast"
877-894-8001
12555 Biscayne Blvd. # 934
North Miami, FL 33181

**BUILDING DEPARTMENT
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S STRUCTURAL RECERTIFICATION**

BUILDING DEPARTMENT

**INSPECTION COMMENCED
DATE: 05-15-2017**

**INSPECTION COMPLETED
DATE: 05-15-2017**

INSPECTION MADE BY:
Florida Builders Engineers & Inspectors
Gordon W Myers PE 36852 /CA 31260
12555 Biscayne Blvd #934
North Miami, Florida 33181
Tel: (305) 895-8001/ Fax: (305) 895-7001

Name of Title: CATALONIA 526 LLC
Street Address: 526 CATALONIA AVE Coral Gables, FL 33134-5629
Legal Description: CORAL GABLES BILTMORE SEC PB 20-28
LOT 7 BLK 25 LOT SIZE 50.000 X 100 OR 17973-1947 0298 2
Owner's Name: CATALONIA 526 LLC
Owner's Mailing Address: 11650 NW 102 RD MEDLEY, FL 33178
Folio Number of Building: 03-4117-008-4040
Building Code Occupancy Classification: 0803 MULTIFAMILY 2-9 UNITS:
MULTIFAMILY 3 OR MORE UNITS
Present Use: 4 RESIDENTIAL UNITS
General Description, Type of Construction, Size, Number of Stories,

Features: CBS (2) STORY TOTAL ADJ. AREA 3,967 SQ FT ACCORDING TO
P. REC

5-15-2017

Gordon W Myers
5/15/17

ADDITIONS TO ORIGINAL STRUCTURE:

No visible additions noted to original structure at this time. This determination is made on what is visible and accessible at the site with no inquiry to construction plans and or microfilms.

2. PRESENT CONDITION OF STRUCTURE

- a. General alignment (not good, fair, poor, explain if significant) **FAIR**
 - 1. Bulging **NONE**
 - 2. Settlement **NONE**
 - 3. Defections **NONE**
 - 4. Expansion **NONE**
 - 5. Contraction **NONE**
- b. Portions showing distress (note beams, columns, structural walls, floors, roofs) **NONE VISIBLE**
- c. Surface conditions- describe general conditions of finishes, cracking, spalling, peeling signs of moisture penetration & stains: **FAIR**
- d. Cracks- note location in significant members. Identify crack size as HAIRLINE if barely dissemble; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm. **FINE**
- e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood. **N/A**
- f. Previous patching or repairs: **YES**
- g. Nature of present loading; indicate Residential, Commercial, other magnitude.

3. INSPECTIONS

- a. Date of notice of required inspection: **2017**
- b. Date(s) of actual inspection: **5-15-2017**
- c. Name and qualification of individual submitting report: **Gordon W. Myers PE 36852**
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures: **N/A**
- e. Structural repair note appropriate line:
 - 1. None Required **XXXXXXX**
 - 2. Required (describe and indicate acceptance)

4. SUPPORTING DATA

- a. N/A Sheet written data
- b. N/A Photographs
- c. N/A Drawings or sketches

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

- a. Concrete masonry units: **FAIR**
- b. Clay tile or terracotta units: **NONE**
- c. Reinforced concrete tile columns: **FAIR**
- d. Reinforced concrete tile beams: **FAIR**
- e. Lintel: **FAIR**
- f. Other type bond beams: **FAIR**
- g. Masonry finishes – exterior **FAIR**
 - 1. Stucco **FAIR**
 - 2. Veneer **N/A**
 - 3. Paint Only **FAIR**
 - 4. Other (describe) **CUT TREE BRANCHES AT REAR LOT FORCING UPON REAR STRUCTURE**

5-15-2017

5. MASONRY BEARING WALL (con't)

- h. Masonry finishes – interior **FAIR**
 - 1. Vapor barrier **NONE**
 - 2. Furring and Plaster **FAIR**
 - 3. Paneling **FAIR**
 - 4. Paint Only **FAIR**
 - 5. Other (describe)
- i. Cracks: **TYPICAL CONTRACTING & EXPANDING CRACKING NOTED**
 - 1. Location - note beams, columns, other
 - 2. Description: **NOT WARRANTED TO JUSTIFY REPAIRS AT THIS TIME**
- j. Spalling: **NONE VISIBLE**
 - 1. Location - note beams, columns, other
 - 2. Description **N/A**
- k. Rebar corrosion- check appropriate line:
 - 1. None visible **XXXX**
 - 2. Minor – patching will suffice
 - 3. Significant – but patching will suffice
 - 4. Significant – structural repairs required
- l. Samples chipped out for examination in spall areas
 - 1. **NO** **XXXX**
 - 2. YES – describe color texture, aggregate, and general quality

6. FLOOR AND ROOF SYSTEM

- a. Roof:
 - 1. Describe (flat, slope, type roofing, type roof deck, conditions) **ROOF IS WATER TIGHT AT THIS TIME**
 - 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and conditions of support: **FAIR**
 - 3. Note types of drains and scupper and condition of cooling towers, air conditioners: **DRAINAGE TO PERIMETER OF ROOF**
- b. Floor system (s):
 - 1. Describe (type of system framing, material, spans, condition) **CRAWL/ FAIR**
- c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: **ALL ACCESSIBLE AREAS WERE INSPECTED.**

7. STEEL FRAMING SYSTEM

- a. Description **NO STEEL FRAMING CBS**
- b. Exposed Steel – describe condition of paint & degree of corrosion: **SATISFACTORY AT THIS TIME**
- c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection
 NONE
- d. Elevator sheave beams & connections and machine floor beams – note condition: **N/A**

5-15-2017



Handwritten signature and date: 5/15/17

8. CONCRETE FRAMING SYSTEM

- a. Full description of structural system **CBS STRUCTURE**
- b. Cracking
 - 1. Not Significant **XXXX**
 - 2. Location and description of members affected and type cracking
- c. General condition **FAIR**
- d. Rebar corrosion - check appropriate line:
 - 1. Non visible **XXX**
 - 2. Location and description of members affected and type cracking
 - 3. Significant - but patching will suffice
 - 4. Significant - structural repairs required (describe)
- e. Samples chipped out in spall areas:
 - 1. No **XXXX**
 - 2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS

- a. Type (Window, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) **ALUMINUM**
- b. Anchorage - type & condition of fasteners and latches. **SCREWED INTO WINDOW BUCKS**
- c. Sealant - type of condition of perimeter sealant & at mullions: **TYPICAL CHAULKING AT FRAMES AND GASKETING AT GLAZING**
- d. Interior seals - type & condition at operable vents: **GASKETING AT GLAZING**

10. WOOD FRAMING

- a. Type - fully describe if mill construction, light construction, major spans, trusses, **ROOF FRAMED WITH LIGHT GAUGE TRUSSES DECKED WITH LUMBER / PLYWOOD / BOARDS NOTED MEMBERS IN FUNCTIONAL CONDITIONS AT THIS TIME**
- b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition: **METAL FITTING IN FUNCTIONAL CONDITIONS LIMITED ACCESS**
- c. Joints - note if well fitted and still closed: **FAIR CONDITIONS**
- d. Drainage - note accumulations of moisture: **FAIR ROOF DRAINS TO PERIMETER**
- e. Ventilation - note any concealed spaces not ventilated: **ATTIC TYPICALLY VENTED WITH PERIMETER SOFFIT VENTS**
- f. Note any concealed spaces opened for inspection: **NONE/ ALL AREAS AVAILABLE WERE ACCESSED**

11. GENERAL ADDITIONAL COMMENTS:

THIS REPORT DOES NOT REFLECT ANY POTENTIAL VIOLATIONS THAT MAY BE PRESENT ON THE BUILDING. THIS IS ONLY AN INSPECTION OF THE VISUAL CONDITIONS FOUND DURING OUR INSPECTION.

Continued maintenance is suggested to maintain proper function. Inspection is made to what is readily accessible and visible only.

AS A ROUTINE MATTER, AND IN ORDER TO AVOID POSSIBLE MISUNDERSTANDING NOTHING IN THIS INSPECTION REPORT FORM ATTACHED MINIMUM INSPECTION GUIDELINES AND OUR NON-DESTRUCTIVE OBSERVATION SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY, AS A GUARANTEE OR WARRANTEE OF ANY PORTION OF THE STRUCTURE. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS REPORT REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE STRUCTURE BASED UPON CAREFUL EVALUATION OF THE OBSERVED CONDITIONS TO THE EXTENT REASONABLY POSSIBLE.

THIS REPORT DOES NOT REFLECT ANY POTENTIAL VIOLATIONS THAT MAY BE PRESENT ON THE BUILDING. THIS IS ONLY AN INSPECTION OF THE VISUAL CONDITIONS FOUND DURING OUR INSPECTION. IF A VIOLATION EXISTS THEN THIS REPORT IS INVALID.

5-15-2017


5/15/17



**FLORIDA BUILDERS
ENGINEERS & INSPECTORS**
"Serving Florida Coast to Coast"
877-894-8001
12555 Biscayne Blvd. # 934
North Miami, FL 33181

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

**INSPECTION COMMENCED
DATE: 05-15-2017**

**INSPECTION COMPLETED
DATE: 05-15-2017**

**INSPECTION MADE BY:
Florida Builders Engineers & Inspectors
Gordon W Myers PE 36852 /CA 31260
12555 Biscayne Blvd #934
North Miami, Florida 33181
Tel: (305) 895-8001/ Fax: (305) 895-7001**

Name of Title: CATALONIA 526 LLC
Street Address: 526 CATALONIA AVE Coral Gables, FL 33134-5629
Legal Description: CORAL GABLES BILTMORE SEC PB 20-28
LOT 7 BLK 25 LOT SIZE 50.000 X 100 OR 17973-1947 0298 2
Owner's Name: CATALONIA 526 LLC
Owner's Mailing Address: 11650 NW 102 RD MEDLEY, FL 33178
Folio Number of Building: 03-4117-008-4040
Building Code Occupancy Classification: 0803 MULTIFAMILY 2-9 UNITS: MULTIFAMILY 3 OR
MORE UNITS
Present Use: 4 RESIDENTIAL UNITS
General Description, Type of Construction, Size, Number of Stories,
Features: CBS (2) STORY TOTAL ADJ. AREA 3,967 SQ FT ACCORDING TO P. REC

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On May 15 2017 I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

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

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

The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.

Gordon W. Myers PE 36852
Florida Builders, Engineers & Inspectors, Inc.
A Professional Engineering Firm CA 31260
5-15-2017



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BUILDING DEPARTMENT
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S ELECTRICAL RECERTIFICATION

BUILDING DEPARTMENT


INSPECTION COMMENCED
DATE: 05-15-2017

INSPECTION COMPLETED
DATE: 05-15-2017

INSPECTION MADE BY:
Florida Builders Engineers & Inspectors
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Features: CBS (2) STORY TOTAL ADJ. AREA 3,967 SQ FT ACCORDING TO
P. REC


5-15-2017 5/15/17

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

1. ELECTRIC SERVICE

- 1. Size: Amperage 4 (60) Fuses (X) Breakers (X)
- 2. Phase: Three Phase () Single (X)
- 3. Condition: Good () Fair () Needs Repair (X)
- 4. Comments: **MAIN DISCONNECT LOCATED AT REAR OF BUILDING**

ELECTRICAL PANELS/ ELEMENTS HAVE WEAR DUE TO AGE AND USE; HOWEVER THEY ARE OPERABLE AT THIS TIME AND IN FAIR CONDITION. CONTINUED MAINTENANCE IS SUGGESTED TO ENSURE PROPER AND CONTINUED OPERATIONS. UN-EXPOSED ELECTRICAL ELEMENTS WERE NOT INSPECTED; ONLY THOSE ELEMENTS THAT WERE VISBLE AT THE TIME OF THE INSPECTION WERE INSPECTED

2. METER AND ELECTRICAL ROOM:

- 1. Clearance: Good () Fair () Requires Correction (X)
- 2. Comments: **METER ROOM NOT PRESENT**

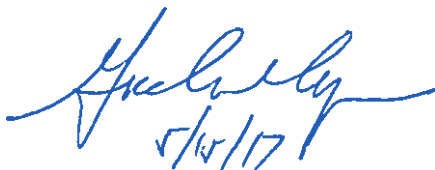
3. GUTTERS

- 1. Location: Good () Requires Repair (X)
- 2. Taps and fill: Good () Requires Repair (X)

4. ELECTRICAL PANELS

- 1. Panel # (1-4) Location: **INSIDE EACH APARTMENT**
- 2. Panel # () Location:
- 3. Panel # () Location:
- 4. Panel # () Location:
- 5. Panel # () Location:
- 6. Panel # () Location:
- 7. Panel # () Location:
- 8. Panel # () Location:
Conditions: Good () Requires Repairs (X)
Comments:

5-15-2017



[Handwritten Signature]
5/15/17

5. BRANCH CIRCUITS

1. Identified: Yes () Must be identified (X)
2. Conductor: Good () Deteriorated (X) Must be Replaced ()
3. Comments: RELOCATE MAIN DISCONNECTS AND WEATHER HEAD

6. GROUNDING OF SERVICE

Condition: Good () Repairs Required (X)
Comments:

7. GROUNDING OF EQUIPMENT

Condition: Good () Repairs Required (X)
Comments:

8. SERVICE CONDUITS/RACEWAYS

Condition: Good () Repairs Required (X)
Comments:

9. SERVICE CONDUCTORS AND CABLES

Condition: Good () Repairs Required (X)
Comments:

10. TYPES OF WIRING METHODS

Condition:
Conduit Raceways: Good () Repairs Required (X)
Conduit PVC: Good () Repairs Required ()
NM Cables: Good () Repairs Required ()
BX Cables: Good () Repairs Required ()

11. FEEDER CONDUCTORS

Condition: Good () Repairs Required (X)
Comments:

12. EMERGENCY LIGHTING

Condition: Good () Repairs Required (X)
Comments:

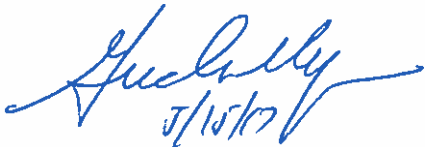
13. BUILDING EGRESS ILLUMINATION

Condition: Good (X) Repairs Required ()
Comments:

14. FIRE ALARM SYSTEM

Condition: Good () Repairs Required ()
Comments: N/A

5-15-2017



Handwritten signature
5/15/17

15. SMOKE DETECTORS

Condition: Good () Repairs Required (X)
Comments:

16. EXIT LIGHTS

Condition: Good () Repairs Required (X)
Comments:

17. EMERGENCY GENERATOR

Condition: Good () Repairs Required ()
Comments: N/A

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

Condition: Good (X) Repairs Required ()
Comments:

19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING

Condition: Good (X) Repairs Required ()
Comments:

20. SWIMMING POOL WIRING

Condition: Good () Repairs Required ()
Comments: N/A

21. WIRING OF MECHANICAL EQUIPMENT

Condition: Good (X) Repairs Required ()
Comments:

GENERAL ADDITIONAL COMMENTS: CONSULT WITH MASTER ELECTRICIAN FOR ELECTRICAL WORK NEEDED

Continued maintenance is suggested to maintain proper function. Inspection is made to what is readily visible and accessible only.

AS A ROUTINE MATTER, AND IN ORDER TO AVOID POSSIBLE MUSUNDERSTANDING NOTHING IN THIS INSPECTION REPORT FORM ATTACHED MINIMUM INSPECTION GUIDELINES AND OUR NON-DESTRUCTIVE OBSERVATION SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY, AS A GUARANTEE OR WARRANTEE OF ANY PORTION OF THE STRUCTURE. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS REPORT REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE STRUCTURE BASED UPON CAREFUL EVALUATION OF THE OBSERVED CONDITIONS TO THE EXTENT REASONABLY POSSIBLE.


5-15-2017 5/15/17



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North Miami, FL 33181

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE
COUNTY AND OUTDOOR LIGHTING OVERSPILL IN SECTION 33-4.1 OF
THE CODE OF MIAMI DADE COUNTY**

INSPECTION COMMENCED

DATE: 05-15-2017

INSPECTION COMPLETED

DATE: 05-15-2017

INSPECTION MADE BY:

**Florida Builders Engineers & Inspectors
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Present Use: 4 RESIDENTIAL UNITS
General Description, Type of Construction, Size, Number of Stories,
Features: CBS (2) STORY TOTAL ADJ. AREA 3,967 SQ FT ACCORDING TO P. REC

The undersigned states the following:

1. I am a Florida registered professional engineer with an active license.
2. On May 15, 2017, at 9PM I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum XXX foot candle per SF, Minimum XXX foot candle per SF, Minimum to Maximum ratio XXX, foot candle, XXX average per SF. (SWALE/ CURBSIDE PARKING ONLY NOTED)
4. The level of illumination provided in the parking lot(s) meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.
5. The level of outdoor lighting overspill meets the limitations established in Section 33-4.1 of the Code of Miami Dade County.

Gordon W. Myers PE 36852
Florida Builders, Engineers & Inspectors, Inc.
A Professional Engineering Firm CA 31260
5-15-2017

5/15/17



City of Coral Gables
Development Services

OFFICE SET



RC-17-08-2706

526 CATALONIA AVE #

Folio #: 03-4117-008-4040
Permit Description: BUILDING
RECERTIFICATION (1927)

EL _____
ME _____
PL _____

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

R
R 9/1/17

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

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

Special Inspector required for the following:

- Special Inspector for PILING
- Special Inspector for REINFORCED MASONRY
- Special Inspector for _____

RC-17-08-2706



RC-17-08-2706





Home Citizen Services Business Services Back to Coral Gables.com

Logon Help Contact

Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-09-01-1494	01/06/2009	526 CATALONIA AVE	CODE ENF WARNING PROCESS	WT1617 54-153 AND 54-154 CITY CODE (DAY AND DOP) RESPECTIVELY. BOXES ON SWALE PRIOR TO SCHEDULED P/U. ON SWALE ON NEIGHBORING PROPERTY TO THE EAST.	final	01/06/2009	01/06/2009	0.00
CE-11-06-6728	06/16/2011	526 CATALONIA AVE	CODE ENF WARNING PROCESS	WT14933 5-1404 ZONING CODE (PAK) PARKING VEHICLE ON UNAPPROVED SURFACE (I.E. LAWN ON EAST SIDE OF BUILDING) ***CERT MAIL 91 7108 2133 3932 6857***	final	06/16/2011	06/16/2011	0.00
CE-11-06-6754	06/16/2011	526 CATALONIA AVE	CODE ENF WARNING PROCESS	TRU LETTER POSTED	final	06/16/2011	06/16/2011	0.00
CE-11-06-6757	06/16/2011	526 CATALONIA AVE	CODE ENF WARNING PROCESS	TRU NOTICE POSTED	final	06/16/2011	06/16/2011	0.00
CE-11-06-7646	06/21/2011	526 CATALONIA AVE	CODE ENF WARNING PROCESS	TRU NOTICE POSTED	final	06/21/2011	06/28/2011	0.00
CE-11-06-7648	06/21/2011	526 CATALONIA AVE	CODE ENF WARNING PROCESS	TRU NOTICE POSTED	final	06/21/2011	06/28/2011	0.00
CE-13-11-3177	11/25/2013	526 CATALONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/25/2013	11/25/2013	0.00
CE-14-02-2811	02/22/2014	526 CATALONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/24/2014	02/24/2014	0.00
EL-11-08-5538	08/04/2011	526 CATALONIA AVE	ELEC LOW VOLTAGE SYSTEM	BURGLAR ALARM UNIT 2 \$199	final	08/05/2011	08/22/2011	0.00
PU-14-02-2353	02/13/2014	526 CATALONIA AVE	PUBLIC RECORDS SEARCH	RECORDS REQUEST FOR 40 YEAR RECERTIFICATION 20 PAGES LETTER	final	02/13/2014	02/13/2014	0.00
RC-17-08-2706	08/31/2017	526 CATALONIA	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION	issued	08/31/2017		600.00

CITY'S

EXHIBIT

3

AVE

(1927)
CONSTRUCTION
REGULATION
BOARD CASE
#17-6562 AND
UNSAFE
STRUCTURES FEE

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



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

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

Occupant Name:	526 Catalonia Ave. Apartments - 5 units	Inspection Date:	9/27/2017
Address:	526 Catalonia Avenue Coral Gables	InspectionType:	AA-Tactical, Apartment / Condo
		Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	018251

No violations noted at this time.

Inspector Comments: Tenant Ana Marie denied access to the fire inspector.9/27/17.

Company Representative:

Signature On File
 9/27/2017 3:05:52 PM
 Signature valid only in mobile-eyes documents

Inspector:

Signature On File
 9/27/2017
 Leonard Veight
 9/27/2017 3:05:52 PM
 Signature valid only in mobile-eyes documents

Leonard Veight
 9/27/2017

CITY'S

EXHIBIT

4



The City of Coral Gables

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

4/25/2017

VIA CERTIFIED MAIL

7015 3010 0001 4601 3406

CATALONIA 526 LLC
11650 NW 102 RD
MEDLEY, FL 33178

RE: 526 CATALONIA AVE, CORAL GABLES, FL
FOLIO # 341170084040
Recertification of Building 40 Years or Older

Gentlemen:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1927. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. Submittal of the Report does not constitute recertification; it must be approved by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

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

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

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

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

Thank you for your prompt attention to this matter.

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

CITY'S Composite
EXHIBIT 5

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
CATALONIA 526 LLC
11650 NW 102 RD
MEDLEY, FL 33178



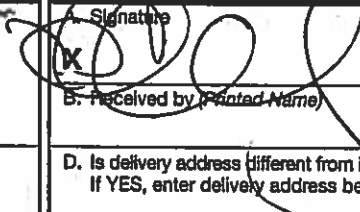
9590 9403 0940 5223 8118 42

2. Article Number (Transfer from service label)

7015 3010 0001 4601 3400

COMPLETE THIS SECTION ON DELIVERY

A. Signature



- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

2017 Receipt

Domestic Return Receipt



The City of Coral Gables

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

4/25/2017

VIA CERTIFIED MAIL

7015 3010 0001 4601 3406

CATALONIA 526 LLC
11650 NW 102 RD
MEDLEY, FL 33178

RE: 526 CATALONIA AVE, CORAL GABLES, FL
FOLIO # 341170084040
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In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

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

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

Thank you for your prompt attention to this matter.

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



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

September 5, 2017

Catalonia 526 LLC
11650 N.W. 102nd Road
Medley, Florida 33178

ADDRESS: 526 Catalonia Avenue
PROPERTY FOLIO #: 03-4117-008-4040

Dear Property Owner/Manager:

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

Pursuant to said Code, you must complete the repairs one hundred and fifty (150) calendar days from the date of the recertification notice, April 25, 2017. Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter indicating the building is now recommended for recertification.

If you have any questions regarding the specific repairs identified in the Report please contact the original architect/engineer which prepared the Report. If you have further questions contact us at (305) 460-5235.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 17-6562

vs.

CATALONIA 526, LLC
c/o Amira Alvarez
11650 N.W. 102nd Road
Medley, Florida 33178-1026

Return receipt number:

91 7108 2133 3932 5922 9005

Respondent.

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

Date: October 2, 2017

Re: **526 Catalonia Avenue**, Coral Gables, Florida 33134-5629, and legally described as Lot 7, Block 25, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-4040 ("Property").

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

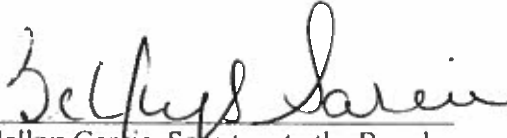
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on October 16, 2017, at 2:00 p.m.

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

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

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

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

C7



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6562

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

I, J. PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 526 Catalonia Avenue, ON 10-2-17
AT 8:45 AM.

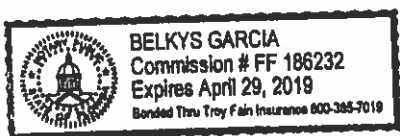
JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

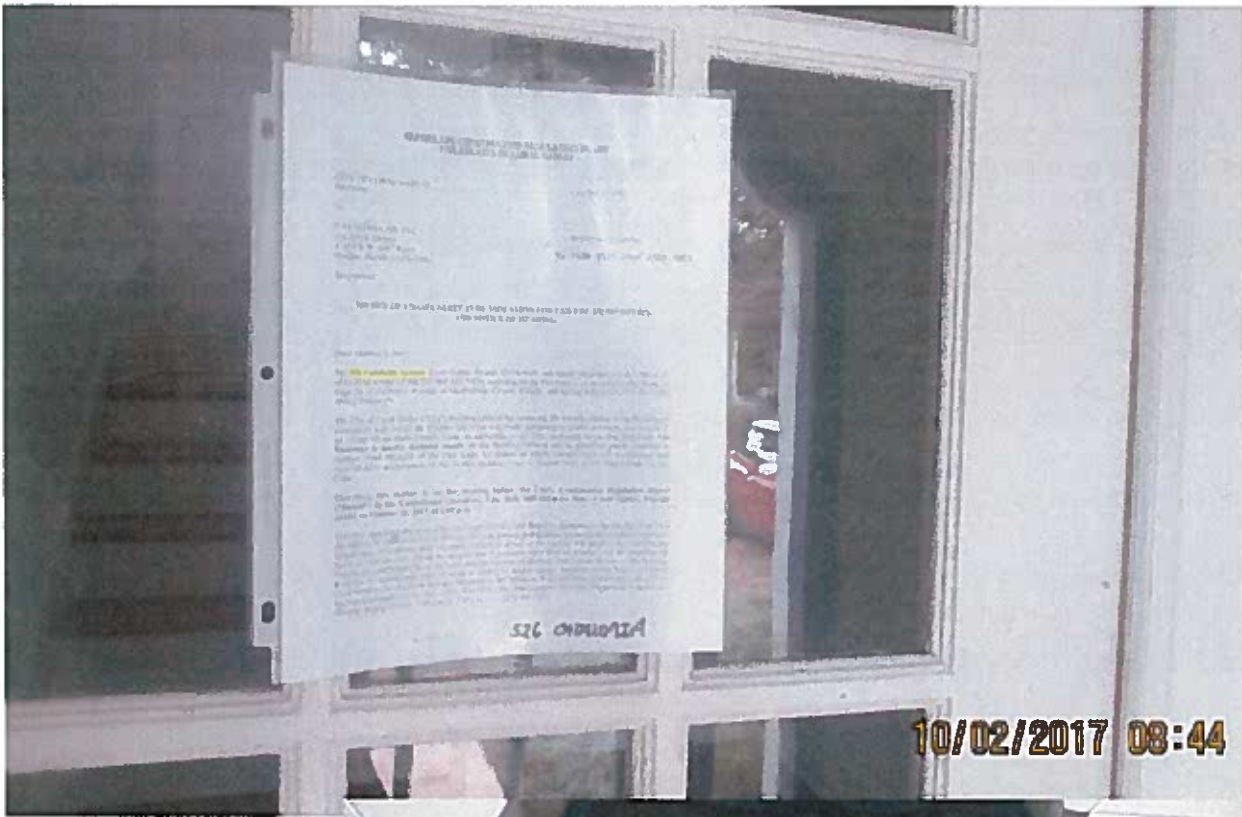
Sworn to (or affirmed) and subscribed before me this 2nd day of October, in
the year 2017, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

526 CATALONIA AVENUE



Prepared by and return to:
Roland J. Martinez, Esq.
Attorney at Law
Roland J. Martinez, P.A.
1102 Ponce de Leon Blvd.
Coral Gables, FL 33134-3322
305-447-6999
File Number: 2014-114
Will Call No.

Parcel Identification No. 03-4117-008-4040

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10 day of March, 2014 between 526 Catalonia Avenue, Inc., a Florida corporation whose post office address is 744 Biltmore Way, Suite 2, Coral Gables, FL 33134 of the County of Miami-Dade, State of Florida, grantor*, and Catalonia 526, LLC, a Delaware limited liability company whose post office address is 1150 NW 102 Rd. DLEY 30178 of the County of MIAMI-DADE, State of FLORIDA, grantee*,

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

Lot 7, Block 25 of CORAL GABLES BILTMORE SECTION, according to the Plat thereof as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida.


Subject to: (a) Taxes for the year 2014 and subsequent years; (b) Conditions, restrictions, limitations, and easements of record, if any, and applicable zoning and building ordinances.

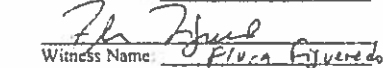
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires

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

Signed, sealed and delivered in our presence:


Witness Name: Roland J. Martinez


Witness Name: Pivca Figueroa

526 Catalonia Avenue, Inc., a Florida corporation

By: 
Adriel Longo, President

(Corporate Seal)

Detail by Entity Name

Foreign Limited Liability Company
CATALONIA 526, LLC

Filing Information

Document Number M14000001599
FEI/EIN Number 46-5053324
Date Filed 03/10/2014
State DE
Status ACTIVE

Principal Address

11650 NW 102ND RD.
MEDLEY, FL 33178

Mailing Address

11650 NW 102ND RD.
MEDLEY, FL 33178

Registered Agent Name & Address

ALVAREZ, AMIRA
11650 NW 102ND RD.
MEDLEY, FL 33178

Authorized Person(s) Detail

Name & Address

Title P

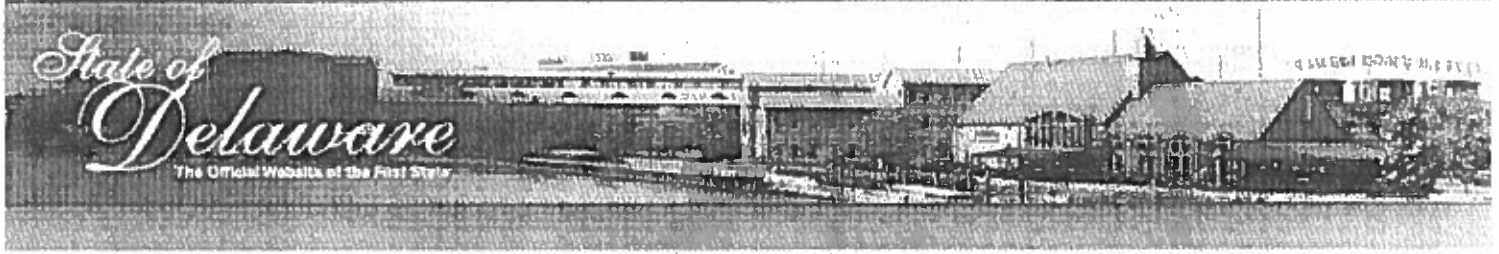
PEREZ, EDWARD
11650 NW 102ND RD.
MEDLEY, FL 33178

Annual Reports

Report Year	Filed Date
2015	04/15/2015
2016	04/29/2016
2017	05/01/2017

Document Images

05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
03/10/2014 -- Foreign Limited	View image in PDF format



Department of State: Division of Corporations

Allowable Characters

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- Entity Search
- Status
- Validate Certificate
- Customer Service Survey
- Loading .

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number: 5494182 **Incorporation Date /** 3/7/2014
Formation Date: (mm/dd/yyyy)

Entity Name: CATALONIA 526, LLC

Entity Kind: Limited Liability Company **Entity Type:** General

Residency: Domestic **State:** DELAWARE

REGISTERED AGENT INFORMATION

Name: CORPORATE CREATIONS NETWORK INC.

Address: 3411 SILVERSIDE ROAD TATNALL BUILDING STE 104

City: WILMINGTON **County:** New Castle

State: DE **Postal Code:** 19810

Phone:

Additional information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

Would you like Status Status, Tax & History Information

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CFN 2005R1070463
DR Bk 23863 Pgs 2111 - 2112 (2pgs)
RECORDED 10/11/2005 15:25:09
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR48-LHD2004-22

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK THE PROPERTY AT 526 CATALONIA AVENUE, LEGALLY DESCRIBED AS LOT 7, BLOCK 25, CORAL GABLES BILTMORE SECTION AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, Article 31 of the "Coral Gables Zoning Code" states that if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth, it shall designate the property as a local historic landmark or local historic landmark district; and

WHEREAS, 526 Catalonia Avenue was built in 1927 and designed by Martin Hauri and S. R. Carroll; and

WHEREAS, 526 Catalonia is an example of the influence of the Mediterranean Revival style on the developing architecture of Coral; and

WHEREAS, 526 Catalonia Avenue satisfies the "architectural significance criteria" as stated in Section 31-2.4 of the Coral Gables Zoning Code because it portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles; and it embodies those distinguishing characteristics of an architectural style or period, or method of construction; and

WHEREAS, it is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as local historic landmarks/districts; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this board that the subject property meets the criteria set forth in Article 31 of the "Zoning Code of the City of Coral Gables," and approved that it be designated as a "Local Historic Landmark"; and

WHEREAS, the planning Director and or the Director's designee has determined that there is no effect on the City's Comprehensive Plan or any other adopted planning and zoning policies; and

WHEREAS, the legal description of the property is as follows: 526 Catalonia Avenue, Lot 7, Block 25, Coral Gables Biltmore Section

WHEREAS, a Designation Report, Case File LHD2004-22, prepared by the Historical Resources Director containing information on the historic, cultural and architectural significance of the property and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made part of this resolution; and

WHEREAS, a motion to approve the application was offered by Shirley Maroon, and seconded by Gay Bondurant and upon a poll of the members present the vote was as follows:

Resolution No. HPR48-LHD2004-22

Page 1 of 2

<u>Board Member</u>	<u>Vote</u>
Lisa Bennett	Excused
Michael Beeman	Excused
Gay Bondurant	Aye
John Fullerton	Aye
Shirley Maroon	Aye
Joyce Meyers	Aye
Edmund Parnes, DMD	Aye
Ernesto Santos	Aye
George Sarduy	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on January 20, 2005, has designated 526 Catalonia Avenue, Miami-Dade County as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 31 or the Coral Gables Zoning Code and the property is subject to all rights and privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations being true and correct and incorporated herein, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, not less than five (5) days and within fourteen (14) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS TWENTIETH DAY OF JANUARY, A.D., 2005.



EDMUND PARNES, DMD
CHAIRMAN, HISTORIC PRESERVATION BOARD

ATTEST:



DONA M. LUBIN
HISTORIC LANDMARK OFFICE

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ, CITY ATTORNEY

