

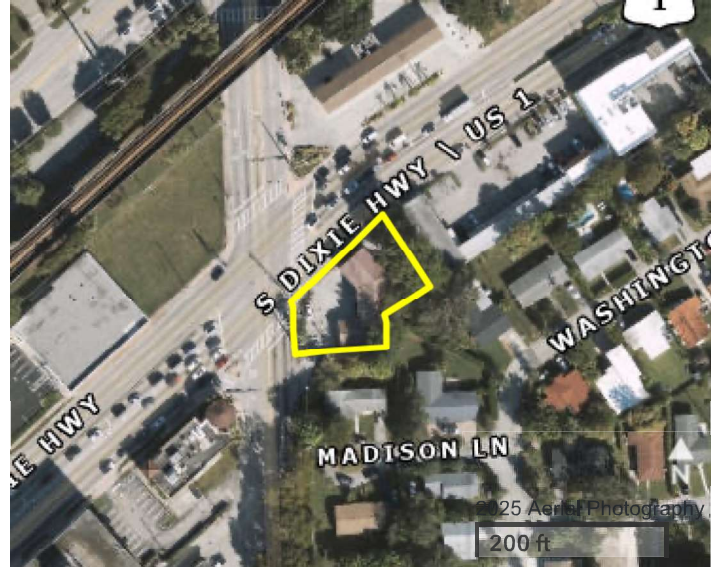


# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 06/01/2026

PROPERTY INFORMATION	
<b>Folio</b>	03-4120-025-0021
<b>Property Address</b>	382 S DIXIE HWY CORAL GABLES, FL 33133-0000
<b>Owner</b>	SUNSHINE GASOLINE , DISTRIBUTORS INC
<b>Mailing Address</b>	1650 NW 87TH AVE MIAMI, FL 33172
<b>Primary Zone</b>	5003 MIXED-USE
<b>Primary Land Use</b>	2611 SERVICE STATION : RETAIL OUTLET
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	1
<b>Living Units</b>	0
<b>Actual Area</b>	2,940 Sq.Ft
<b>Living Area</b>	2,940 Sq.Ft
<b>Adjusted Area</b>	2,921 Sq.Ft
<b>Lot Size</b>	12,602 Sq.Ft
<b>Year Built</b>	1990



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
<b>Land Value</b>	\$3,465,550	\$3,780,600	\$3,402,540	
<b>Building Value</b>	\$20,478	\$54,344	\$51,685	
<b>Extra Feature Value</b>	\$33,014	\$16,750	\$16,993	
<b>Market Value</b>	\$3,519,042	\$3,851,694	\$3,471,218	
<b>Assessed Value</b>	\$2,470,031	\$2,245,483	\$2,041,349	

TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
<b>COUNTY</b>				
<b>Exemption Value</b>	\$0	\$0	\$0	
<b>Taxable Value</b>	\$2,470,031	\$2,245,483	\$2,041,349	
<b>SCHOOL BOARD</b>				
<b>Exemption Value</b>	\$0	\$0	\$0	
<b>Taxable Value</b>	\$3,519,042	\$3,851,694	\$3,471,218	
<b>CITY</b>				
<b>Exemption Value</b>	\$0	\$0	\$0	
<b>Taxable Value</b>	\$2,470,031	\$2,245,483	\$2,041,349	
<b>REGIONAL</b>				
<b>Exemption Value</b>	\$0	\$0	\$0	
<b>Taxable Value</b>	\$2,470,031	\$2,245,483	\$2,041,349	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$1,049,011	\$1,606,211	\$1,429,869

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

SHORT LEGAL DESCRIPTION
GOLDEN GATE PB 21-46
LOT 22 LESS W5FT FOR R/W &
LOTS 23 THRU 26 BLK 1 LESS R/W
LOT SIZE 12602 SQ FT
OR 11313-1413 1081

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/02/2009	\$13,005,000	26817-2880	Corrective, tax or QCD; min consideration

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>

City's Exhibit #1

List of service addresses for 382 S Dixie Hwy. There are over 30 possible code enforcement and judgment liens against this owner, not all of which attach to the property. If the City proceeds to demolish the structure, the City will have to notify any actual lienholders.

<b><u>OWNER (PROPERTY APPRAISER AND ALL SUNBIZ ADDRESSES)</u></b> SUNSHINE GASOLINE DISTRIBUTORS INC C/O SANDRA M. REUS REGISTERED AGENT 1650 NW 87 AVE DORAL, FL 33172-2614	<b><u>FIRST MORTGAGEE (MORTGAGE ADDRESS)</u></b> CITY NATIONAL BANK OF FLORIDA 25 W FLAGLER ST MIAMI, FL 33130-1712
--	--

Code Cases (10)		Inspections (5)		Permits (1)				
Permit Num...	Permit Type	Permit Work...	Permit Status	Application ... ↓	Expiration D...	Final Date	Description	Main Address
<a href="#">RECT-26-02-0646</a>	Building Recertification	Recertification	Denied	02/02/2026			BUILDING RECERTIFICATION (YEAR BUILT 1990)	382 S DIXIE HWY

City's Exhibit #3



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

2/1/2023

VIA CERTIFIED MAIL

SUNSHINE GASOLINE  
DISTRIBUTORS INC  
1650 NW 87TH AVE  
MIAMI, FL 33172

7021 2720 0001 4959 0045

RE: 382 S DIXIE HWY  
FOLIO # 03-4120-025-0021  
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 1990. 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

**City's Exhibit #4**



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 9144 6578**

SUNSHINE GASOLINE  
DISTRIBUTORS INC  
1650 NW 87TH AVE  
MIAMI, FL 33172

**RE:** 382 S DIXIE HWY  
**FOLIO #** 03-4120-025-0021

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 1990. 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.

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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  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

10/1/2024

### VIA CERTIFIED MAIL

9589 0710 5270 1801 7210 78

SUNSHINE GASOLINE  
DISTRIBUTORS INC  
1650 NW 87TH AVE  
MIAMI, FL 33172

**RE:** 382 S DIXIE HWY  
**FOLIO #** 03-4120-025-0021

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 1990. 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.

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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.

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**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  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2025

9589 0710 5270 1801 7246 04

SUNSHINE GASOLINE DISTRIBUTORS INC  
1650 NW 87TH AVE  
MIAMI, FL. 33172

**RE:** 382 S DIXIE HWY  
**FOLIO #** 03-4120-025-0021

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

Dear Property Owner:

In a certified letter dated 10/1/2024, 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:

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**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.  
Building Official

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 26-1668  
RECT-26-02-0646

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1749 3963 45

Sunshine Gasoline Distributors Inc  
Sandra M Reus, Registered Agent  
1650 NW 87<sup>th</sup> Ave  
Doral, FL 33172  
Respondent.

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

Date: June 4, 2026

Re: 382 S Dixie Hwy, Coral Gables, FL 33133, lot 22 less w5ft for r/w & Lots 23 thru 26 blk 1 less r/w Golden Gate PB 21-46 , and 03-4120-025-0021 ("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 105-89 10 (m) 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 Fairchild Tropical Board Room, 427 Biltmore Way, 1<sup>st</sup> Floor, Coral Gables, Florida 33134, on June 15, 2026, 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, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, 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.

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.

**City's Exhibit #5**

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.

*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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

cc:



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 382 S DIXIE HWY, ON 06-03-26 AT  
1:36 PM.

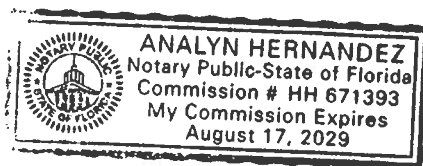
Salvador Sole  
Employee's Printed Name

Sole  
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 3rd day of June, in the year 2026, by  
Salvador Sole who is personally known to me.

My Commission Expires: August 17, 2029



[Signature]  
Notary Public

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

CITY OF CORAL GABLES,  
Petitioner,

vs.

Sunshine Gasoline Distributors Inc  
Sandra M Reus, Registered Agent  
1650 NW 87<sup>th</sup> Ave  
Doral, FL 33172  
Respondent.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1749 3963 45

Case No. 26-1668  
RFPT 26-1668-014

Jun 3, 2026 at 1:36:38 PM  
370 S Dixie Hwy  
Coral Gables FL 33133  
United States

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

Date: June 4, 2026

Re: 382 S Dixie Hwy, Coral Gables, FL 33133, lot 22 less w5ft for r/w & Lots 23 thru 26 blk 1 less r/w Golden Gate PB 21-46 , and 03-4120-025-0021 ("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 105-89 10 (m) 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 Fairchild Tropical Board Room, 427 Biltmore Way, 1<sup>st</sup> Floor, Coral Gables, Florida 33134, on June 15, 2026, 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, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, 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.

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.

City's Exhibit #7

Jun 3, 2026 at 1:36:45 PM

382

382 S Dixie Hwy  
Coral Gables FL 33133  
United States



1



CFN 20090249657  
OR Bk 26817 Pgs 2880 - 2899; (20pgs)  
RECORDED 04/06/2009 12:11:07  
DEED DOC TAX 78,030.00  
SURTAX 58,522.50  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

327657-076, -024 233007  
RETURN TO: -034 233004  
First American Title Ins. Co. 230043  
25400 US 19 N, Suite 135 233000  
Clearwater, FL 33763 232472  
JT/DH 232965  
QUIT CLAIM DEED 232961  
Prepared by: 232952  
205944  
319111-018

Francisco J. Gonzalez, Esq.  
Gonzalez & Shenkman, P.L.  
12008 South Shore Blvd., Suite 107  
Wellington, Florida 33414

THE GRANTOR, **BP PRODUCTS NORTH AMERICA INC.**, a Maryland corporation, f/k/a Amoco Oil Company, a Maryland corporation, f/k/a The American Oil Company, a Maryland corporation, ("Grantor"), with its principal office address at c/o BP America Inc., 4101 Winfield Road, Warrenville, Illinois 60555, for the consideration of Thirteen Million Five Thousand U.S. Dollars and No/100ths (U.S. \$13,005,000.00) and other good and valuable consideration in hand paid, by these presents does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM (without any covenant, representation or warranty of any kind), TO: **SUNSHINE GASOLINE DISTRIBUTORS, INC.**, a Florida corporation ("Grantee"), with an office address at 1650 N.W. 87<sup>th</sup> Avenue, Miami, Florida 33172, as of April 2, 2009 (the "Transfer Date"), the following described real estate (collectively, the "Property"), situated in the City of Miami, County of Miami-Dade, State of Florida, more particularly described as follows, to wit:

See legal descriptions set forth on Exhibit A attached hereto and incorporated herein.

**Property 1 (SS #00138):**

Address of Real Estate: 7160 SW 40<sup>th</sup> Street, Miami, Florida 33155  
Tax Identification Number: 30-4023-012-0060

**Property 2 (SS #00228):**

Address of Real Estate: 2301 Coral Way, Miami, Florida 33145  
Tax Identification Number: 01 41100560010

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20 pgs. | 171.50  
DOC 78,030.00  
Sur 58,522.50

City's Exhibit #8

**Property 3 (SS #00563):**

Address of Real Estate: 3000 SW 27<sup>th</sup> Avenue, Miami, Florida 33133

Tax Identification Number: 01 41210150020

**Property 4 (SS #00589):**

Address of Real Estate: 6350 S. Dixie Highway, Miami, Florida 33143

Tax Identification Number: 09 40360110530

**Property 5 (SS #00599):**

Address of Real Estate: 1601 SW 37<sup>th</sup> Avenue, Miami, Florida 33145

Tax Identification Number: 01-4109-029-0010

**Property 6 (SS #00675):**

Address of Real Estate: 11899 NW 7<sup>th</sup> Avenue, Miami, Florida 33168

Tax Identification Number: 30 21360320730

**Property 7 (SS #03344):**

Address of Real Estate: 1180 SW 8<sup>th</sup> Street, Miami, Florida 33130

Tax Identification Number: 01 41110010331

**Property 8 (SS #04264):**

Address of Real Estate: 382 S. Dixie Highway, Coral Gables, Florida 33133

Tax Identification Number: 03 41200250021

**Property 9 (SS #06140):**

Address of Real Estate: 2075 NW 7<sup>th</sup> Street, Miami, Florida 33125

Tax Identification Number: 01 3134 0470490

**Property 10 (SS #6299):**

Address of Real Estate: 4444 W. 12<sup>th</sup> Avenue, Hialeah, Florida 33012

Tax Identification Number: 04 30020860010

**Property 11 (SS #07043):**

Address of Real Estate: 2201 NW 62<sup>nd</sup> Street, Miami, Florida 33147

Tax Identification Number: 30 31150370011

**Property 12 (SS #15280):**

Address of Real Estate: 2445 W. Flagler Street, Miami, Florida 33135

Tax Identification Number: 01 41030332040

**Property 13 (SS #60515):**

Address of Real Estate: 222 NW 37<sup>th</sup> Avenue, Miami, Florida 33125

Tax Identification Number: 01 41050060010

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the Property as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

**1. Use and Operating Restrictions.**

This conveyance is made by Grantor and accepted by Grantee upon the express condition and subject to the use and operating restrictions, notices, acknowledgments, and covenants described on **Exhibit B** attached hereto (collectively, the "Use and Operating Restrictions"). Grantor may, in Grantor's sole and absolute discretion (but shall in no event be obligated to), release and/or waive any or all of the Use and Operating Restrictions at any time, by written instrument duly executed and delivered by Grantor.

## **2. Grantee's Indemnification of Grantor.**

Grantee, for and on behalf of itself and its successors and assigns (including, without limitation, all successors in title to the Property or any portion thereof (collectively, the "Grantee Parties"), by acceptance of this Quit Claim Deed ("Deed"), hereby agrees, except as may otherwise be provided in the Agreement (as hereinafter defined), to assume responsibility for, and shall protect, indemnify, defend (with counsel reasonably acceptable to the Grantor Parties (as hereinafter defined), and hold harmless, and does hereby waive, release and discharge, Grantor, its parents, affiliates and subsidiaries, and their respective directors, officers, partners, members, shareholders, employees, contractors, agents, representatives, successors and assigns (collectively, the "Grantor Parties"), from and against any claim for liabilities, any and all actions or causes of action at law or in equity, claims, demands, obligations, losses, damages, liabilities, suits, judgments, fines, penalties, payments, costs and expenses (including reasonable attorneys' fees) of whatever kind or nature, sustained, suffered or incurred by any of the Grantor Parties directly or indirectly arising out of, resulting from, relating to or connected with (a) any breach of Grantee Parties' duties, liabilities, obligations or covenants under Section 8 of the Agreement on the part of Grantee or any other Grantee Parties, including without limitation, any use of the Property which is in violation of or inconsistent with the Use and Operating Restrictions; (b) any and all "Assumed Environmental Liabilities" (as defined in the Agreement), and any Grantee Parties' failure to discharge, or delay in discharging, any and/or all of the Assumed Environmental Liabilities; (c) the use or operation of any of the Property on or after the Transfer Date (including, without limitation, any "Government Required Environmental Work", "Third Party Claims", "Hazardous Materials" occurring on, at or migrating from the Property or other environmental liabilities of any Grantee Parties under the "Environmental Laws" (as those terms are defined in the Agreement)); (d) any act or omission on the part of any Grantee Party during such Grantee Party's presence or activity on or about the Property prior to the Transfer Date, including during any Due Diligence; (e) any legal or equitable claim or cause of action against Grantor arising from or relating to the environmental condition of the Property (except for any "Retained Environmental Liabilities" (as defined in the Agreement)); (f) changes in, modifications to or amendments of Environmental Laws that were in effect prior to the Transfer Date or Environmental Laws promulgated, made or enacted on or after the Transfer Date irrespective of whether the events giving rise to such liabilities occurred prior to, on or after the Transfer Date; (g) any "Development" (as defined in the Agreement), including without limitation, all increased, unanticipated or delay costs directly or indirectly arising out of or relating to any Development or the presence of any "Hydrocarbon Contamination" (as defined in the Agreement) or any other Hazardous Materials, including, without limitation, any costs or expenses for the disposal or remediation of contaminated soils or groundwater and the relocation, replacement, repair or removal of any of Grantor Parties' Corrective Action Equipment.

## **3. Condition of Property.**

Grantee has accepted the Property, including without limitation its environmental condition, in its "AS-IS, WHERE-IS, AND WITH ALL FAULTS" condition, subject only to any covenants and obligations of Grantor to Grantee which are expressly set forth in the Agreement or any other documents or instruments executed and delivered by Grantor and Grantee pursuant to the Agreement (collectively, the "Contractual Obligations"). Grantee acknowledges that the purchase price which it has paid for the Property reflects: (a) the fact that all of the Use and Operating Restrictions shall be recorded against the Property and shall be binding on Grantee and the other Grantee Parties, (b) the fact that Grantee has agreed to acquire the Property, including without limitation its environmental condition, in its "AS-IS, WHERE-IS, AND WITH ALL FAULTS" condition (subject only to Grantor's Contractual Obligations to Grantee), and (c) the fact that Grantee has agreed to acquire the Property subject to the presence, whether known or unknown, of any environmental contamination which may have occurred during or prior to the period of Grantor's ownership, use and/or operation of the Property (subject only to Grantor's Contractual Obligations to Grantee). Grantee does, by its acceptance of this Deed, represent and warrant that it is

familiar with the condition of the Property and that GRANTOR HAS NOT MADE AND MAKES NO REPRESENTATIONS or WARRANTIES (ORAL OR WRITTEN, EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, MATERIAL OR IMMATERIAL), CONCERNING THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, COMPLIANCE, CONDITION, DESIGN, OPERATION, CAPACITY, MONETARY VALUE, NATURE, AND CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF FOR ANY AND ALL PURPOSES, ACTIVITIES AND USES. GRANTEE AGREES THAT THE PROPERTY IS HEREBY CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN ITS "AS-IS, WHERE-IS, AND WITH ALL FAULTS" CONDITION EXISTING ON THE TRANSFER DATE, SUBJECT ONLY TO THE CONTRACTUAL OBLIGATIONS.

4. **Grantor's Right of Access and Entry Upon the Property: Cooperation.**

Grantor hereby reserves for itself and the other Grantor Parties the right to enter upon and access the Property (free from any charge or fee) from time to time to remove certain personal property and conduct certain inspections, remediation and other activities, all as more particularly described in Sections 8 and 26 of the Agreement. Such access shall not be interrupted by any transfer, assignment, conveyance, mortgage, lease, hypothecation or pledge by Grantee of the Property or any of Grantee's interests therein. In the event Grantor is involved in any remediation efforts or in obtaining environmental site closure with respect to the Property for any reason whatsoever, Grantee and each of the other Grantee Parties agrees to cooperate with Grantor and with all local, state, and federal environmental agencies having jurisdiction over the Property (the "Government") in obtaining environmental site closure to commercial standards for any environmental contamination relating to or arising out of Grantor's prior use of the Property.

5. **Further Assurances.**

Grantor and Grantee shall execute, acknowledge and deliver to the other party at the reasonable request of the other party or the Title Company such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein at any time and from time to time whether before or after the Transfer Date in order to effectuate the provisions of this Quit Claim Deed or the transaction contemplated herein or to confirm or perfect any right or restriction to be created or transferred hereunder or pursuant to this transaction, provided that the party being requested to deliver such instruments or take such other actions shall not be required to incur any material expense in connection therewith.

Grantee shall, from time to time, upon request of Grantor, execute and deliver to Grantor, and hereby authorizes Grantor to record in the appropriate governmental or other public records, such further documents and instruments and perform such acts as Grantor may reasonably deem appropriate to perfect, aid or assist in the imposition and/or recording of the Environmental Restrictions as defined in **Exhibit B** hereto, and/or other environmental restrictions and/or covenants, deed notices, No Further Action Determinations (as defined in the Agreement), or any similar site closure documents or forms contemplated by the Agreement, including but not limited to any state-specific or other forms that are required or authorized by the Government or the Environmental Laws, provided that such further documents, instruments, or actions are consistent with the terms or intent of the Agreement.

6. **Entire Understanding.**

All of the provisions of this Deed, including without limitation, the Use and Operating Restrictions, shall run with the land and each portion thereof, shall bind and restrict the Property and each

portion thereof, and shall be binding upon and inure to the benefit of the parties, including without limitation, Grantor, the other Grantor Parties, Grantee, and the other Grantee Parties, as the case may be, and their respective heirs, devisees, representatives, successors and assigns, and any other person or entity (if any) so expressly noted herein, but no other. This Deed, the exhibits annexed hereto and that certain Purchase and Sale Agreement dated as of August 14, 2008 (and any attachments and exhibits thereto) between Grantor and Grantee (as amended, the "Agreement") contain the entire understanding and agreement between the parties hereto relative to the subject matter hereof. No representations or statements, other than those expressly set forth herein, were relied upon by the parties in entering into this Deed. No modification, waiver of, addition to, or deletion from the terms of this Deed shall be effective unless reduced to writing and signed by Grantor and Grantee or their respective successors and assigns, each of whom expressly waives, releases and forever forswears any right under the law in the State in which the Property is located which permits a contract, by its terms amendable only in writing, to be orally amended.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, said Grantor has caused this Quit Claim Deed to be executed by an authorized representative of Grantor this 2 day of April, 2009

BP PRODUCTS NORTH AMERICA INC.,  
a Maryland corporation

Witness:

By: [Signature]  
Name: John Underwood  
Title: Retail Portfolio Manager  
US Fuels Marketing

By: [Signature]  
Name: Diana L. Bradley  
Title: Assistant Secretary

Witness:

By: [Signature]  
Name: MARY S. MASHLEY  
Title: RECEPTIONIST

STATE OF Illinois )  
  )SS  
COUNTY OF Cook )

I, Ivy A. LeTourneau, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John Underwood, personally known to me to be the Retail Portfolio Manager for US Fuels Marketing of BP Products North America Inc., a Maryland corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Retail Portfolio Manager for US Fuels Marketing he signed and delivered such instrument, as their free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 24<sup>th</sup> day of March, 2009



[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

When Recorded, Return To: Fred Ramirez, P.A., 10067 Pines Boulevard, Suite A, Pembroke Pines, Florida 33024, Attn: Frederick Ramirez, Esquire

Mail Subsequent Tax Bills To: Sunshine Gasoline Distributors, Inc., 1650 NW 87th Avenue, Miami, Florida 33172, Attn: Maximo Alvarez.

✓  
**EXHIBIT A  
TO  
QUIT CLAIM DEED**

**Legal Descriptions**

**Property 1: SS #00138  
Commonly known as: 7160 SW 40<sup>th</sup> St., Miami, FL**

THE WEST 100 FEET OF THE EAST 200 FEET OF THE NORTH 110 FEET OF TRACT 2 IN BIRD ROAD ESTATES #2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, AT PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"BEGINNING AT THE NW CORNER OF THE NW¼ OF THE NE¼ OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, RUN ALONG THE NORTH LINE OF SAID NW¼ WHICH IS ALSO THE CENTER LINE OF BIRD ROAD (SW 40TH STREET), IN AN EASTERLY DIRECTION A DISTANCE OF 262 FEET TO A POINT; THENCE RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BIRD ROAD (SW 40TH STREET) WHICH IS THE POINT OF BEGINNING; THENCE RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 110 FEET TO A POINT; THENCE RUN IN A WESTERLY DIRECTION A DISTANCE OF 100 FEET TO A POINT; THENCE RUN IN A NORTHERLY DIRECTION A DISTANCE OF 110 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BIRD ROAD (SW 40TH STREET); THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY LINE OF BIRD ROAD (SW 40TH STREET) A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING" ALSO: THE EAST 100 FEET OF THE NORTH 110 FEET OF TRACT 2 OF THE AMENDED PLAT OF BIRD ROAD ESTATES, SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"BEGINNING AT THE NW CORNER OF THE NW¼ OF NE ¼ OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, RUN ALONG THE NORTH LINE OF SAID NW¼ WHICH IS ALSO THE CENTER LINE OF BIRD ROAD (SW 40TH STREET) IN AN EASTERLY DIRECTION A DISTANCE OF 362 FEET TO A POINT; THENCE SOUTH 35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BIRD ROAD (SW 40TH STREET) BEING THE NE CORNER OF SAID TRACT 2, WHICH IS THE POINT OF BEGINNING; THENCE RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 110 FEET TO A POINT; THENCE RUN IN A WESTERLY DIRECTION A DISTANCE OF 100 FEET TO A POINT; THENCE RUN IN A NORTHERLY DIRECTION A DISTANCE OF 110 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BIRD ROAD (SW 40TH STREET); THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY LINE OF BIRD ROAD (SW 40TH STREET) A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE NORTH 15 FEET OF THE INSURED LAND PURSUANT TO THE RIGHT-OF-WAY DEED RECORDED IN BOOK 4056, PAGE 49, MIAMI-DADE COUNTY, FLORIDA;

Folio No.: 30-4023-012-0060

**Property 2: SS #00228**  
**Commonly known as: 2301 Coral Way, Miami, FL**

Lots 1 through 10, inclusive, in Block 1, South Vedado, according to the plat thereof, recorded in Plat Book 17, Page 63, of the Public Records of Dade County, Florida.

Folio No.: 01 41100560010

**Property 3: SS #00563**  
**Commonly known as: 3000 SW 27<sup>th</sup> Ave., Miami, FL**

LOTS 1 AND 2, OF MALCOLM PEACOCK'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 53 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS

THOSE PORTIONS OF LOTS 1 AND 2, OF MALCOLM PEACOCK'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 53 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA:

1. THE NORTH 15 FEET OF LOT 1;
2. THE EAST 30 FEET OF LOTS 1 AND 2, LESS THE NORTH 15 FEET OF LOT 1 THEREOF; AND
3. THAT EXTERNAL AREA OF A CIRCULAR CURVE HAVING A RADIUS OF 25 FEET AND TANGENTS WHICH ARE 35 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF BIRD AVENUE AND 50 FEET WEST OF AND PARALLEL WITH THE CENTER LINE OF S. W. 27 AVENUE.

Folio No.: 01 41210150020

**Property 4: SS #00589**  
**Commonly known as: 6350 S. Dixie Highway, Miami, FL**

**FEE:**

LOTS 8, 9 AND 10, BLOCK 4, OF OAK HEIGHTS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 64, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Folio No.: 09 40360110530

**Property 5: SS #00599**  
**Commonly known as: 1601 SW 37<sup>th</sup> Ave., Miami, FL**

LOT 1, LESS THE NORTH 35 FEET, LESS THE SOUTH 8.5 FEET AND LESS THE WEST 15.0 FEET AND LESS THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS CONCAVE TO THE SOUTHEAST TANGENT TO A LINE THAT IS 35 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 1 AND 15 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 1 AND LOT 2, LESS THE NORTH 35.00 FEET AND LESS THE SOUTH 8.5 FEET OF "DAVIS CITRUS FARMS" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 66, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LAND SET OUT IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 13640, PAGE 854, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Folio No.: 01-4109-029-0010

**Property 6: SS #00675**  
**Commonly known as: 11899 NW 7<sup>th</sup> Ave., Miami, FL**

ALL OF LOTS 9 AND 10; AND LOTS 11, 12, 13, 14 AND 15, LESS THE WEST 15.00 FEET AND ALL OF LOTS 16, 17, 18, 19, 20, 21 AND 22 IN BLOCK 6, OF "PARKWOOD TERRACE", AS RECORDED IN PLAT BOOK 22 AT PAGE 3 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE N.E. CORNER OF SAID LOT 22, THENCE S.00° 26' 00" W. ALONG THE EAST LINE OF LOT 22 AND 9 FOR 200.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9: THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOTS 9,10 AND 11 FOR 174.81 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTH AND HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 24° 00' 42"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR 10.48 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF N.W. 7<sup>TH</sup> AVENUE; THENCE RUN N.00° 26' 00" E. ALONG THE EAST RIGHT OF WAY LINE OF N.W. 7<sup>TH</sup> AVENUE FOR 195.91 FEET TO A POINT OF INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTH AND HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 23° 08' 42"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR 10.10 FEET TO A POINT OF TANGENCY ON THE NORTH LINE OF SAID LOT 15; THENCE RUN DUE EAST ALONG THE NORTH LINE OF SAID LOT 15 THRU 22 FOR 175.19 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND LYING AND BEING SITUATED IN DADE COUNTY, FLORIDA.

Folio No.: 30 21360320730

**Property 7: SS #03344**  
**Commonly known as: 1180 SW 8<sup>th</sup> St., Miami, FL**

**PARCEL 1:**

BEGIN AT A POINT ON THE WESTERN BOUNDARY OF LOT 8, BLOCK 3-B, OF LAWRENCE

ESTATE LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 51, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS 1.54 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 48.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE EAST ALONG THE SOUTHERN BOUNDARY OF SAID LOT 8, 110.5 FEET; THENCE NORTH PARALLEL TO THE WESTERN BOUNDARY OF SAID LOT 8, 50.16 FEET; THENCE WESTERLY 110.5 FEET MORE OR LESS TO THE POINT OF BEGINNING; LESS THE WEST 10.5 FEET OF THE ABOVE DESCRIBED TRACT, WHICH HAS BEEN DEDICATED FOR SIDEWALK PURPOSES.

**PARCEL 2:**

LOT 8, BLOCK 3-B, OF LAWRENCE ESTATE LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 51, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, EXCEPT THE WEST 10.5 FEET WHICH HAS BEEN DEDICATED FOR SIDEWALK PURPOSES AND LESS THAT PORTION DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE WESTERN BOUNDARY OF LOT 8, BLOCK 3-B, OF LAWRENCE ESTATE LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 51, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS 1.54 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 48.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE EAST ALONG THE SOUTHERN BOUNDARY OF SAID LOT 8, 110.5 FEET; THENCE NORTH PARALLEL TO THE WESTERN BOUNDARY OF SAID LOT 8, 50.16 FEET; THENCE WESTERLY 110.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Folio No.: 01 41110010331

**Property 8: SS #04264  
Commonly known as: 382 S. Dixie Hwy., Coral Gables, FL**

**Parcel 1**

Lots 22, 23, 24, 25 and 26, Block 1, GOLDEN GATE, according to the plat thereof, recorded in Plat Book 21, Page 46, Public Records of Miami-Dade County, Florida, less portions thereof as have been dedicated of record for road purposes and described in Deed Book 4109, Page 587, Public Records of Miami-Dade County, Florida.

**Parcel 2**

A portion of Lots 20 and 21, Block 1, of GOLDEN GATE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 21, at Page 46 of the Public Records of Miami- Dade County, Florida more particularly described as follows:

Commence at a point 5 feet east of the NW corner of Lot 21, Block 1, of GOLDEN GATE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 21, at Page 46 of the Public Records of Dade County, Florida; thence run east along the north boundary line of Lot 21 for a distance of 25 feet to a point; thence run along a line southwesterly for a distance of 51.91 feet to a point 5 feet east of and parallel to the west property line of Lot 20; thence run north along this line 5 feet east of and parallel to the west property line of Lots 20 and 21 for a distance of 45.5 feet to the POINT OF BEGINNING.

Folio No.: 03 41200250021

**Property 9: SS #06140**  
**Commonly known as: 2075 NW 7<sup>th</sup> Ave., Miami, FL**

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 12, Baldusrol, according to the plat thereof, recorded in Plat Book 19, Page 68, of the Public Records of Dade County, Florida.

Folio No.: 01 3134 0470490

**Property 10: SS #06299**  
**Commonly known as: 4444 W. 12<sup>th</sup> Avenue, Hialeah, FL**

LOT 1, BLOCK 1 OF KEEPER'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 97 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Folio No.: 04 30020860010

**Property 11: SS #07043**  
**Commonly known as: 2201 NW 62<sup>nd</sup> St., Miami, FL**

LOTS 6, 7, 8, 9 & 10 OF BLOCK 1 OF "ORANGE VIEW PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18 PAGE 51 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS THE EAST 25.00 FEET OF LOTS 6, 7, & 8 AND LESS THE SOUTH 10.00 FEET OF LOTS 8, 9 & 10 AND LESS THE EXTERNAL AREA OF A 25.00 FOOT RADIUS ARC TANGENT TO THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID LOT 8 AND TANGENT TO THE WEST LINE OF THE EAST 25.00 FEET OF SAID LOT 8, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE ON THE NORTHEAST CORNER OF SAID LOT 6; THENCE S.89°07'00"W. ALONG THE NORTH LINE OF SAID LOT 6 FOR 25.00 FEET; THENCE S01°00'00"E ALONG THE WEST RIGHT OF WAY LINE OF N.W. 22ND AVENUE SAID RIGHT OF WAY LINE BEING 25.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 6, 7 & 8 FOR 124.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 90°07'00" AND A RADIUS OF 25.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.32 FEET TO A POINT OF TANGENCY ON THE NORTH RIGHT OF WAY LINE OF N.W. 62ND STREET; THENCE S89°07'00"W. ALONG SAID NORTH RIGHT OF WAY LINE, SAID LINE BEING 10.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOTS 8, 9 & 10 FOR 99.95 FEET TO A PONT ON THE WEST LINE OF SAID LOT 10; THENCE N.01°00'00"W. ALONG THE WEST LINE OF SAID LOT 10 FOR 90.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE N.89°07'00"E. ALONG THE NORTH LINE OF SAID LOTS 9 & 10 FOR 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF SAID LOT 9; THENCE N.01°00'00"W. ALONG THE WEST LINE OF SAID LOT 6 & 7 FOR 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE N.89°07'00"E.

ALONG THE NORTH LINE OF SAID LOT 6 FOR 75.00 FEET TO THE POINT OF BEGINNING.

SURVEY LEGAL DESCRIPTION PURSUANT TO SURVEY JOB NO. 9342 LAST UPDATED FEBRUARY 18, 2008:

LOTS 6, 7, 8, 9 & 10 OF BLOCK 1 OF "ORANGE VIEW PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18 PAGE 51 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS THE EAST 25.00 FEET OF LOTS 6, 7, & 8 AND LESS THE SOUTH 10.00 FEET OF LOTS 8, 9 & 10 AND LESS THE EXTERNAL AREA OF A 25.00 FOOT RADIUS ARC TANGENT TO THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID LOT 8 AND TANGENT TO THE WEST LINE OF THE EAST 25.00 FEET OF SAID LOT 8, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE ON THE NORTHEAST CORNER OF SAID LOT 6; THENCE S.89°07'00"W. ALONG THE NORTH LINE OF SAID LOT 6 FOR 25.00 FEET; THENCE S01°00'00"E ALONG THE WEST RIGHT OF WAY LINE OF N.W. 22ND AVENUE SAID RIGHT OF WAY LINE BEING 25.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 6, 7 & 8 FOR 114.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 90°07'00" AND A RADIUS OF 25.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.32 FEET TO A POINT OF TANGENCY ON THE NORTH RIGHT OF WAY LINE OF N.W. 62ND STREET; THENCE S89°07'00"W. ALONG SAID NORTH RIGHT OF WAY LINE, SAID LINE BEING 10.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOTS 8, 9 & 10 FOR 99.95 FEET TO A PONT ON THE WEST LINE OF SAID LOT 10; THENCE N.01°00'00"W. ALONG THE WEST LINE OF SAID LOT 10 FOR 90.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE N.89°07'00"E. ALONG THE NORTH LINE OF SAID LOTS 9 & 10 FOR 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF SAID LOT 9; THENCE N.01°00'00"W. ALONG THE WEST LINE OF SAID LOT 6 & 7 FOR 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE N.89°07'00"E. ALONG THE NORTH LINE OF SAID LOT 6 FOR 75.00 FEET TO THE POINT OF BEGINNING.

Folio No.: 30 31150370011

**Property 12: SS #15280**  
**Commonly known as: 2445 W. Flagler St., Miami, FL**

Lots 241, 242, 243, 244, 245, 246 and 247 of Amended Plat of Glenroyal, a subdivision according to the Plat thereof as recorded in Plat Book 5, at Page 56 of the Public Records of Dade County, Florida.

Folio No.: 01 41030332040

**Property 13: SS #60515**  
**Commonly known as: 222 NW 37<sup>th</sup> Ave., Miami, FL**

Lots 1 and 18, Block 12, of Churchill Estates Section "A", according to the Plat thereof, recorded in Plat Book 45, at Page 44, of the Public Records of Miami-Dade County, Florida.

Folio No.: 01 41050060010

**EXHIBIT B  
TO  
QUIT CLAIM DEED**

**Use and Operating Restrictions, Notices, Acknowledgments, and Covenants**

Grantee covenants and agrees, for and on behalf of itself and the other Grantee Parties, that the following use and operating restrictions, notices, acknowledgments, and covenants shall run with the land and each portion thereof, shall bind and restrict the Property and each portion thereof, and shall be binding upon and inure to the benefit of the parties, including without limitation, Grantor, the other Grantor Parties, Grantee and the other Grantee Parties, as the case may be, and their respective heirs, devisees, representatives, successors and assigns, and any other person or entity (if any) so expressly noted herein, but no other, and shall bind and restrict the Property for the time periods set forth herein:

I. **Petroleum and Convenience Store Restriction:** No part of the Property shall be used by Grantee or any other Grantee Party, directly or indirectly, for an automobile service station, petroleum station, gasoline station, automobile repair shop, convenience store, quick service or take-out restaurant or car wash, or for the purpose of conducting or carrying on the business of selling, offering for sale, storage, handling, distributing or dealing in petroleum, gasoline, motor vehicle fuel, diesel fuel, kerosene, benzol, naphtha, greases, lubricating oils, any fuel used for internal combustion engines, lubricants in any form, automobile parts or accessories, tires, batteries, or other petroleum or petroleum-related products or convenience store items, except for the personal use or consumption of such products by Grantee or its lessees of the Property, unless any such use is in connection with the operation of the Property as a Grantor branded service station. For purposes hereof, "Grantor branded service station" shall mean a motor fuel sales facility operating under the brand BP, Amoco, Arco or any other brand of Grantor or any of its affiliates or their respective successors and assigns. For purposes hereof, "convenience store" shall be defined as any retail store or outlet that sells any of the following items: cigarettes, chewing tobacco, snuff or other tobacco products; prepackaged soda, juice, water or other drinks; prepackaged beer, wine, spirits or other liquor; fountain drinks; coffee; donuts; muffins or other pastries; or candy.

The above covenants and use restrictions bind and restrict the Property as covenants and restrictions running with the land and each portion thereof, and are deemed to benefit Grantor as a user of, operator of, or supplier of Grantor branded fuels to lands or retail operations in the County in which the Property is located. These restrictive covenants will remain in full force and effect for a term of twenty (20) years from the date of this conveyance whereupon these restrictive covenants will automatically lapse and terminate and be of no further force or effect.

II. **Environmental Matters.**

A. **Environmental Restrictions.** To reduce risks to human health and/or the environment and to permit application of environmental corrective action standards or other protective activities that are consistent with applicable law, this conveyance is made by Grantor and accepted by Grantee on the express condition and subject to the following restrictions, notices, acknowledgments and covenants:

1. **Groundwater Exposure Restriction.** No water supply wells of any kind (including, without limitation, water wells used for drinking, bathing or other human consumption purposes and water wells used for livestock, farming or irrigation) shall be installed or used on the Property (collectively, the "Groundwater Exposure Restriction"); provided, however, that the Groundwater Exposure Restriction does not prohibit the installation or use of any compliance wells or any groundwater monitoring, recovery or extraction wells or similar devices used for or related to the

performance of any remediation or environmental corrective action work on the Property now or in the future.

2. **Residential Use Restriction.** The Property shall not be used or occupied (if used or occupied at all) for residential purposes, and additionally, no part of the Property shall be used for the purpose of operating a child care or elder care facility, a nursing home facility or hospice, a medical or dental facility, a school, a church or other place of worship, a park or a hospital (collectively, the "**Residential Use Restriction**"). If applicable state environmental laws and regulations define residential use, any use that is deemed to be a residential use by such laws and regulations will also be a residential use as the terms are used herein.

3. **Construction and Excavation Restrictions.**

3.1 **Engineered Barriers and Below-grade Restriction.** Grantee shall place any engineered barrier on the Property as may be required by the Government. Any building or other improvements constructed on the Property shall have a slab-on-grade foundation, with the top of the slab at or above surface level, except for any building footings and/or underground utilities (the "**Below-grade Restriction**").

3.2 **Construction Workers' Caution Statement.** Prior to conducting any intrusive activities with respect to the Property, Grantee and the other Grantee Parties shall cause all construction workers performing or assisting with such activities to be notified of possible petroleum hydrocarbon encounters and appropriately trained and certified in accordance with all environmental, health and safety laws, rules, regulations and ordinances, including, without limitation, any and all Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) requirements (including, without limitation, those set forth in 29 CFR 1910.120) (collectively, the "**Construction Workers' Caution Restriction**"). Such training shall at a minimum include both an initial 40 hour and future 8 hour refresher training and certifications in compliance with OSHA HAZWOPER requirements and any similar applicable requirements (whether existing as of the date of this conveyance or enacted or promulgated in the future).

3.3 **Removal and Disposal of Soil and Groundwater.** No soils shall be excavated at or removed from any portion of the Property, unless and until representative soil samples from such portion of the Property are first tested to determine whether any actionable levels of petroleum-related or other regulated chemicals are present, and if such levels are present, then (a) the excavation, management, disposal and/or removal of any such soils at or from such portion of the Property shall be governed by a written soil management plan ("**Soil Management Plan**") to be developed by Grantee or any other Grantee Party, as applicable, which shall comply with all applicable laws and regulatory requirements, and (b) Grantee, or any other Grantee Party, as applicable, obtains any required Government approval of the Soil Management Plan. Grantee and the other Grantee Parties shall be solely responsible for the proper and lawful performance and payment of (a) any and all soil excavation, hauling, transportation and disposal pursuant to the Soil Management Plan or otherwise, and (b) any extraction, dewatering and disposal of any groundwater to be extracted or removed from the Property arising out of or resulting from any development or other construction activities at the Property, including any required testing and treatment of such water (collectively, the "**Soil and Groundwater Removal Restriction**"). Except as may be otherwise expressly provided in the Agreement, Grantor shall not be obligated to pay any costs related to such soil excavation or groundwater extraction or any soil or groundwater removal or disposal, and/or any development of the Property.

3.4 **Notice.** Any notices required to be given to Grantor shall be given using the following address:

BP Products North America Inc.  
c/o Atlantic Richfield Company, VP Operations  
28100 Torch Parkway  
Warrenville, IL 60555  
Telephone No.: (630) 836-5630  
Facsimile No.: (630) 836-6336

**Property 1:**

Site SS #: 00138  
Property Address: 7160 SW 40<sup>th</sup> Street, Miami, FL 33155

**Property 2:**

Site SS #: 00228  
Property Address: 2301 Coral Way, Miami, FL 33145

**Property 3:**

Site SS #: 00563  
Property Address: 3000 SW 27<sup>th</sup> Avenue, Miami, FL 33133

**Property 4:**

Site SS #: 00589  
Property Address: 6350 S. Dixie Hwy., Miami, FL 33143

**Property 5:**

Site SS #: 00599  
Property Address: 1601 SW 37<sup>th</sup> Avenue, Miami, FL 33145

**Property 6:**

Site SS #: 00675  
Property Address: 11899 NW 7<sup>th</sup> Avenue, Miami, FL 33168

**Property 7:**

Site SS #: 03344  
Property Address: 1180 SW 8<sup>th</sup> Street, Miami, FL 33130

**Property 8:**

Site SS #: 04264  
Property Address: 382 S. Dixie Hwy., Coral Gables, FL 33133

**Property 9:**

Site SS #: 06140  
Property Address: 2075 NW 7<sup>th</sup> Street, Miami, FL 33125

**Property 10:**

Site SS #: 06299  
Property Address: 4444 W. 12<sup>th</sup> Avenue, Hialeah, FL 33012

**Property 11:**

Site SS #: 07043  
Property Address: 2201 NW 62<sup>nd</sup> Street, Miami, FL 33147

**Property 12:**  
Site SS #: 15280  
Property Address: 2445 W. Flagler Street, Miami, FL 33135

**Property 13:**  
Site SS #: 60515  
Property Address: 222 NW 37<sup>th</sup> Avenue, Miami, FL 33125

B. **Duration.** The Groundwater Exposure Restriction, the Residential Use Restriction, the Below-grade Restriction, the Construction Workers' Caution Restriction, and the Soil and Groundwater Removal Restriction, including their related restrictions, notices, acknowledgments and affirmative covenants (collectively, the "Environmental Restrictions"), shall run with land and each portion thereof and shall be binding upon and inure to the benefit of Grantor, the other Grantor Parties, Grantee and the other Grantee Parties, and shall remain in full force and effect and bind and restrict the Property, unless and until the Environmental Restrictions (or any portion thereof) are either: (1) waived in writing by Grantor under conditions which, in Grantor's sole discretion, demonstrate that specific risks to human health and the environment are, have been, and/or will be appropriately reduced; or (2) released in writing by Grantor. Grantor may, at Grantee's request, release a portion or portions of the Environmental Restrictions from the Property upon Grantor's receipt from Grantee of an acknowledgment from the Government, obtained by Grantee at its sole cost and expense, that test results demonstrate that the Property meets the then-current soil and groundwater standards for the Property without that portion or portions of the Environmental Restrictions and that the Government approves the releasing of that portion or portions of the Environmental Restrictions.

### III. **Certain Environmental Acknowledgments, Covenants and Notices.**

A. **Prior Use.** Grantee acknowledges that the Property has been used as a service station or for related purposes for the storage, sale, transfer and distribution of motor vehicle fuels, petroleum products or derivatives containing hydrocarbons.

B. **USTs.** Grantee acknowledges that underground storage tanks and associated product piping systems ("USTs") included in, on or under the Property may contain explosive gases and may have been used for the storage of motor fuels containing tetraethyl lead or other "antiknock" compounds which have made such USTs unfit for the storage of water or any other article or commodity intended for human or animal contact or consumption. Grantee expressly agrees not to use or permit the use of any such USTs for such purposes.

C. **Notice of Environmental Restrictions upon Conveyance.** Each instrument hereafter conveying any interest in the Property or any portion of the Property shall contain a recital acknowledging the Environmental Restrictions and providing the recording location of this Deed upon such conveyance substantially in the following form: "The real property described herein is subject to the Environmental Restrictions made by BP Products North America Inc., as Grantor, for its benefit and for the benefit of other parties and persons as set forth therein, and recorded with the Office of the Recorder of \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, in \_\_\_\_\_ County Deed Records at Volume \_\_\_\_, Page \_\_\_\_ and having Document No. \_\_\_\_\_ as if the same were fully set forth herein." Notwithstanding the foregoing, any failure to include such notice shall not, in and

of itself, create any right or claim that any of the Environmental Restrictions or this Deed are void, voidable or otherwise unenforceable in accordance with their terms.

IV. **Defined Terms; Successors; Other.**

Unless otherwise expressly noted herein, all initially capitalized terms used in this **Exhibit B** shall have the meanings ascribed to such terms as set forth in the Deed to which this **Exhibit B** is attached. By taking title to the Property (or otherwise succeeding, directly or indirectly, to any of Grantee's right, title or interest in or to the Property), each Grantee Party shall be conclusively deemed to have agreed to and accepted each and all of the terms, provisions and conditions of this **Exhibit B**, and to have agreed to be bound thereby. It is the intention of Grantor and Grantee that the terms, provisions, covenants and restrictions set forth in this **Exhibit B** shall be deemed to have vested upon the execution and delivery of this Deed by Grantor. If any of the covenants or restrictions contained herein shall be unlawful, void or voidable for violation of the rule against perpetuities, then any such covenants and restrictions shall continue only until twenty-one (21) years after the death of the survivor of the now living descendants of President George W. Bush. If any of the covenants or restrictions contained herein shall be unlawful, void or voidable for violation of any other statutory or common law rule(s) or regulation(s) imposing time limits, then any such covenants and restrictions shall continue only for the longest period permitted under such statutory or common law rule(s) or regulation(s). If any term, provision, condition, covenant or restriction in this **Exhibit B** shall, to any extent, be invalid or unenforceable, the remainder of this **Exhibit B** (or the application of such term, provision, condition, covenant or restriction to persons or circumstances other than in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision, condition, covenant and restriction set forth in this **Exhibit B** shall be valid and enforceable to the fullest extent permitted by law. Grantee acknowledges, for itself and the other Grantee Parties, that the breach of any of the covenants or restrictions contained in this **Exhibit B** on the part of Grantee or any other Grantee Party will result in irreparable harm and continuing damages to Grantor and Grantor's business, and that Grantor's remedy at law for any such breach or threatened breach would be inadequate. Accordingly, in addition to such remedies as may be available to Grantor at law or in equity in the event of any such breach, any court of competent jurisdiction may issue an injunction (both preliminary and permanent), without bond, enjoining and restricting the breach or threatened breach of any such covenant or restriction by Grantee or any other Grantee Party. In the event that Grantee or any other Grantee Party shall breach any of the covenants or restrictions set forth in this **Exhibit B**, then Grantee or such other Grantee Party (as applicable) shall pay all of Grantor's costs and expenses (including reasonable attorneys' fees) incurred in enforcing such covenants and restrictions.

[End of Exhibit B to Deed]

M

UNITED STATES OF AMERICA,  
STATE OF OHIO,  
OFFICE OF THE SECRETARY OF STATE.

}

I, J. Kenneth Blackwell, do hereby certify that I am the duly elected, qualified and present acting Secretary of State for the State of Ohio, and as such have custody of the records of Ohio and Foreign corporations; that said records show Certificate of MERGER of BP EXPLORATION & OIL INC., an Ohio Corporation, Charter No. 218019, principally located in Cleveland, County of Cuyahoga, incorporated on May 1, 1950, merging into: AMOCO OIL COMPANY, survivor of said merger, a Maryland Corporation, License No. 126419, and changing survivors' corporate title to: BP PRODUCTS NORTH AMERICA INC., was effective on October 1, 2001, recorded on DIN 200127400168 of the Records of Incorporation. Said surviving corporation, BP PRODUCTS NORTH AMERICA INC., a Maryland Corporation, having qualified to do business in Ohio on May 16, 1927, under License No. 126419, is currently in GOOD STANDING upon the records of this office.



WITNESS my hand and official seal  
at Columbus, Ohio on  
October 1, 2001

2001 OCT 15 12:09:21

*J. Kenneth Blackwell*

J. Kenneth Blackwell  
Secretary of State



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation

SUNSHINE GASOLINE DISTRIBUTORS, INC.

### Filing Information

<b>Document Number</b>	M46712
<b>FEI/EIN Number</b>	59-2785839
<b>Date Filed</b>	02/17/1987
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	12/21/2020
<b>Event Effective Date</b>	NONE

### Principal Address

1650 NW 87 AVENUE  
DORAL, FL 33172

Changed: 03/26/2010

### Mailing Address

1650 NW 87 AVENUE  
DORAL, FL 33172

Changed: 03/26/2010

### Registered Agent Name & Address

REUS, SANDRA M  
1650 NW 87 AVENUE  
DORAL, FL 33172

Name Changed: 03/26/2010

Address Changed: 03/19/2009

### Officer/Director Detail

#### **Name & Address**

Title PRES

ALVAREZ, MAXIMO  
 1650 NW 87 AVENUE  
 DORAL, FL 33172

Title VP, Secretary

REUS, SANDRA  
 1650 NW 87 AVENUE  
 DORAL, FL 33172

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	03/07/2024
2025	03/04/2025
2026	02/02/2026

**Document Images**

<a href="#">02/02/2026 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">03/07/2024 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">05/19/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations



CFN 2017R0727181  
 DR BK 30808 Pgs 2162-2171 (10Pgs)  
 RECORDED 12/28/2017 13:36:04  
 MTG DOC TAX \$42,140.00  
 INTANG TAX \$24,080.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

*THIS INSTRUMENT WAS PREPARED BY:*  
 Brendan Aloysius Barry, Esquire  
 Shutts & Bowen LLP  
 200 East Broward Boulevard  
 Suite 2100  
 Fort Lauderdale, Florida 33301

[Reserved]

**MORTGAGE MODIFICATION, FUTURE ADVANCE AND SPREADER AGREEMENT**

This MORTGAGE MODIFICATION, FUTURE ADVANCE AND SPREADER AGREEMENT (the "Modification") is made and entered into as of December \_\_, 2017, by and between **SUNSHINE GASOLINE DISTRIBUTORS, INC.**, a Florida corporation, whose address is 1650 NW 87<sup>th</sup> Avenue, Doral, Florida 33172 (the "Mortgagor"), and **CITY NATIONAL BANK OF FLORIDA**, whose address is 25 West Flagler Street, Miami, Florida 33130 ("Mortgagee").

WITNESSETH:

WHEREAS, Mortgagor executed that certain Amended Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing in favor of Mortgagee dated December 16, 2016, recorded in Official Records Book 30361, Page 2136 of the Public Records of Miami-Dade County, Florida and as Instrument Number 114119984 of the Public Records of Broward County, Florida (collectively, the "Original Mortgage");

WHEREAS, the Original Mortgage secures that mortgage loan (the "2016 Loan") to Mortgagor, which Loan is evidenced by that certain Promissory Note dated as of December 16, 2016, made by Mortgagor in favor of Mortgagee in the original principal amount of \$11,880,000.00 (the "Original 2016 Note"), and which original Loan is also evidenced by (i) that certain Loan Agreement by and between Mortgagor and Mortgagee dated as of December 16, 2016 (the "Loan Agreement"), and (ii) the other Loan Documents. All capitalized terms in this Modification shall have the same meanings as in the Loan Agreement unless otherwise provided herein;

FLORIDA DOCUMENTARY STAMP TAX AND INTANGIBLE TAX RELATIVE TO THE ORIGINAL \$11,880,000.00 LOAN WAS PREVIOUSLY PAID AND EVIDENCE OF PAYMENT APPEARS ON THAT CERTAIN MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, RECORDED IN OFFICIAL RECORDS BOOK 30361, AT PAGE 2136, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS MODIFICATION SECURES ADDITIONAL DEBT IN THE AMOUNT OF \$12,040,000.00 AND FLORIDA DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$42,140.00 AND FLORIDA INTANGIBLE TAX IN THE AMOUNT OF \$24,080.00 ARE BEING PAID IN MIAMI-DADE COUNTY CONCURRENTLY WITH THE RECORDING OF THIS MODIFICATION.

WHEREAS, Mortgagor is the owner of the "Mortgaged Property" and Mortgagee is the current owner and holder of the Original Note, the Mortgage, and the other agreements, documents and instruments hereinabove described;

WHEREAS, the Mortgage provides that the lien of the Mortgage secures all future advances made by Mortgagee to Mortgagor up to and including a total unpaid aggregate balance of \$23,760,000.00, plus interest thereon, plus other disbursements made by Mortgagee as more particularly described in the Mortgage;

WHEREAS, Mortgagor has requested (i) that Mortgagee modify the 2016 Loan and 2016 Note, and (ii) that Mortgagee make an additional loan in the amount of \$12,040,000.00 to Mortgagor (the "2017 Loan") and together with the 2016 Loan, the "Loan"), which 2017 Loan is to be secured by the Mortgage, the UCC's, and all other Loan Documents. Mortgagee is willing to grant said 2017 Loan to Mortgagor provided that Mortgagor gives Mortgagee the representations, assurances and other agreements hereinafter set forth;

WHEREAS, Mortgagor and Mortgagee also desire to spread the lien of the Original Mortgage and other Loan Documents to encumber that property described on **Exhibit "A"** ; and

WHEREAS, duplicate originals of this Modification are being simultaneously recorded in Miami-Dade County, Florida, and Broward County, Florida.

#### AGREEMENT

NOW THEREFORE, for and in consideration of the mutual covenants herein contained and for good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the parties do hereby modify the Original Mortgage as follows:

1. Recitals. Mortgagee and Mortgagor acknowledge that the above Recitals to this Modification are true and correct, and agree that the same are incorporated by reference into the body of this Modification.
2. 2016 Loan. Mortgagee and Mortgagor shall concurrently herewith modify the 2016 Loan.
3. 2017 Loan. Mortgagee shall concurrently herewith make the \$12,040,000.00 2017 Loan to Mortgagor under the Mortgage, as evidenced by that certain \$12,040,000.00 Promissory Note executed by Mortgagor in favor of Mortgagee and dated as of even date herewith (the "2017 Note"). Mortgagor hereby acknowledges that said 2017 Loan has been made.
4. Amended and Restated Note. Mortgagor shall concurrently herewith make, execute and deliver to Mortgagee that certain Second Amended and Restated Promissory Note (the "Amended 2016 Note") and together with the 2017 Note, the "Note") payable to the order of Mortgagee in the original principal amount of \$11,539,749.60, which Amended 2016 Note amends and restates the Original 2016 Note in its entirety.
5. Balance. Mortgagor acknowledges that the principal balance of the Original 2016 Note was, as of December 19, 2017, \$11,539,749.60.

6. Future Advances. Section 1.1(g) of the Original Mortgage is hereby deleted in its entirety and replaced by the following:

Future Advances: Any loan of money from Mortgagee to Mortgagor made within twenty (20) years from the date hereof. The total amount of such loan or loans may decrease or increase from time to time, but the total unpaid aggregate balance secured by this Mortgage at any one time shall not exceed \$47,840,000.00 plus interest thereon, and any disbursements made for the payment of the Impositions (whether taxes, levies or otherwise), insurance, or other liens on the Mortgaged Property, with interest on such disbursements. The Mortgagee has no obligation, whatsoever, to make a Future Advance.

7. Confirmations. Mortgagor represents, warrants, ratifies and confirms unto Mortgagee that (i) the Note and the Loan Documents are valid and binding obligations of Mortgagor enforceable in accordance with their terms; (ii) all of the terms, covenants, conditions, representations, warranties and agreements contained in the Loan Documents are hereby ratified and confirmed in all respects; (iii) the Loan, as evidenced by the Note, shall continue to be secured by the Loan Documents without novation or interruption; (iv) the Loan Documents constitute a valid and subsisting **first** lien upon the property described therein; and (vi) no oral representations, statements, or inducements have been made by Mortgagee with respect to the Loan or this Modification.

8. Defined Term Amendments. All references in the Mortgage and in all other Loan Documents to: (i) the "Loan" shall mean collectively the 2016 Loan and the 2017 Loan (ii) the "Note" shall mean the Amended 2016 Note and/or the 2017 Note, as applicable and (iii) the "Loan Documents" shall now include the Amended 2016 Note, the 2017 Note this Modification and all other documents and instruments executed in connection with this Agreement. Any reference in the Note and the Loan Documents to any Loan Document shall mean the same as amended by this Modification, and as the same may from time to time hereafter be amended, modified or restated.

9. Spreader. In order to further secure indebtedness evidenced by the Note and secured by the Original Mortgage and other Loan Documents, the Original Mortgage and Loan Documents are hereby modified and amended to include all of the property more particularly described on **Exhibit "A"** attached hereto (the "Additional Property") as part of the "Mortgaged Property" (as defined in the Original Mortgage). The Additional Property shall be encumbered by the Loan Documents and subject to all of the covenants, terms and provisions thereof, Mortgagor hereby giving, bargaining, selling, warranting, alienating, remising, releasing, conveying, assigning, transferring, mortgaging, hypothecating, depositing, pleading, setting over, and confirming unto Mortgagee all of Mortgagor's estate, right, title and interest in and to the Additional Property all to the same end and with the same force and effect as if included at the time the Original Mortgage was executed and delivered. As to the Additional Property, Mortgagor makes all representations and warranties in the Loan Documents originally applicable to the "Mortgaged Property"(as defined in the Original Mortgage), and agrees that the Additional Property shall be subject to all covenants and provisions of the Loan Documents as if originally subject thereto and never partially released therefrom.

10. Lien Priority. Mortgagor warrants to and covenants with Mortgagee that (a) the Original Mortgage, as modified herein, is a valid first lien on and security interest in all of the property described therein and herein; (b) Mortgagor is indefeasibly seized of fee simple absolute title to the real property described in the Original Mortgage as modified herein, free and clear of all encumbrances; (c) Mortgagor has full right and lawful authority to execute and deliver this Modification; (d) the Original Mortgage has

not been modified in any way except as provided hereby or otherwise described herein; and (e) the Original Mortgage, as modified herein, is in full force and effect as of the date hereof and is hereby affirmed by Mortgagor.

11. Ratification. Mortgagor hereby ratifies and re-affirms all of the terms and conditions of the Original Mortgage and the other Loan Documents, as modified hereby, and Mortgagor does hereby acknowledge, certify, affirm and represent with full knowledge that Mortgagee is acting in reliance thereon in the execution of this Modification that there are no claims, offsets, breaches of any agreement, document or writing relating directly or indirectly to the Loan evidenced by the Note; no matter, item or thing that would diminish or reduce the amount owed under the Note; or any action or causes or action by the Mortgagor or any person dealing with the Mortgagor against Mortgagee directly or indirectly relating to the Loan and the Mortgagor affirms there is no offset or defense as to the indebtedness owed as of this date and that Mortgagor is not in default of the Note or any of the other Loan Documents as of this date. Mortgagor further acknowledges that all representations and warranties made by the Mortgagor in the Loan Documents remain true and correct as of this date, and that all collateral, liens and other security interests created pursuant to, or referred to in, the Loan Documents shall continue to secure the existing indebtedness due under the Loan Documents, as amended hereby.

12. Warranties and Representations. Mortgagor hereby affirms, warrants and represents that (a) all of the warranties and representations made by it in the Loan Documents are true and correct as of the date hereof, and (b) the Loan Documents are in full force and effect as of the date hereof, are enforceable according to their terms, and there are no defenses to the collection by Mortgagee of sums due there under.

13. Authority. Mortgagor warrants that it has full power and authority to execute this Modification, that there are no other liens or claims against the Mortgaged Property, that the Original Mortgage as amended by this Modification is binding upon the Mortgagor, its successors and assigns, that no agreement, oral or otherwise, has been made by any of Mortgagee's employees, agents, officers or directors to further extend or modify the Note, the Original Mortgage, or the other Loan Documents, except as entered into as of the date hereof.

14. No Waiver. The execution of this Modification by Mortgagee shall not be deemed to be a waiver of any default under any of the Loan Documents that continues or arises after the effective date of this Modification, nor shall this Modification be deemed to impair any rights that Mortgagee may otherwise have to accelerate the indebtedness evidenced by the Note or to exercise any other remedy provided by the Note, the Loan Agreement, the Original Mortgage, or any of the other Loan Documents on account of any such default that arises or continues after the date hereof.

15. Applicable Law, etc. This Modification shall be governed by the laws of the State of Florida, without giving effect to principles of conflict of laws, and may be executed in any number of duplicate originals or counterparts, each of such duplicate originals or counterparts shall be deemed to be an original and all taken together shall constitute one and the same instrument. The Original Mortgage and this Modification are to be collectively referred to as the "Mortgage" in the Loan Documents.

16. Severability. In case any one or more provisions of this Modification shall be invalid, illegal or unenforceable in any respect, the validity of the remaining provisions shall in no way be affected, prejudiced or disturbed thereby.

17. Binding Effect. This Modification shall be binding upon and inure to the benefit of Mortgagee and Mortgagor and their respective heirs, personal representatives, successors and assigns.

18. Counterparts. This Modification may be executed in counterparts all of which together shall constitute one and the same instrument.

19. WAIVER OF JURY TRIAL. MORTGAGOR AND MORTGAGEE WAIVE TRIAL BY JURY IN RESPECT OF ANY DISPUTE AND ANY ACTION ON SUCH DISPUTE. THIS WAIVER IS KNOWINGLY, WILLINGLY AND VOLUNTARILY MADE BY MORTGAGOR AND MORTGAGEE, AND MORTGAGOR AND MORTGAGEE HEREBY REPRESENT THAT NO REPRESENTATIONS OF FACT OR OPINION HAVE BEEN MADE BY ANY PERSON OR ENTITY TO INDUCE THIS WAIVER OF TRIAL BY JURY OR TO IN ANY WAY MODIFY OR NULLIFY ITS EFFECT. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE PARTIES ENTERING INTO THE LOAN DOCUMENTS. MORTGAGOR AND MORTGAGEE ARE EACH HEREBY AUTHORIZED TO FILE A COPY OF THIS SECTION IN ANY PROCEEDING AS CONCLUSIVE EVIDENCE OF THIS WAIVER OF JURY TRIAL. MORTGAGOR FURTHER REPRESENTS AND WARRANTS THAT IT HAS BEEN REPRESENTED IN THE SIGNING OF THIS MODIFICATION AND IN THE MAKING OF THIS WAIVER BY INDEPENDENT LEGAL COUNSEL, OR HAS HAD THE OPPORTUNITY TO BE REPRESENTED BY INDEPENDENT LEGAL COUNSEL SELECTED OF ITS OWN FREE WILL, AND THAT IT HAS HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL.

[EXECUTIONS COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF the parties hereto have executed this Modification as of the day and year first above written.

**MORTGAGOR:**

**SUNSHINE GASOLINE DISTRIBUTORS, INC.,**  
a Florida corporation

**WITNESSES:**

Print Name: \_\_\_\_\_

*[Signature]*  
*David Keller*

Print Name: \_\_\_\_\_

*Margy Miranda*  
*MIRAGY MIRANDA*

By: \_\_\_\_\_

*[Signature]*  
Maximo Alvarez, President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 27 day of December, 2017, by Maximo Alvarez, as President of SUNSHINE GASOLINE DISTRIBUTORS, INC., a Florida corporation. He is personally known to me or has produced a driver's license as identification and did not take an oath.

Print or Stamp Name: \_\_\_\_\_

*[Signature]*

Notary Public, State of Florida at Large

Commission No.: GG004904

My Commission Expires: 7/7/20

[EXECUTIONS CONTINUE ON FOLLOWING PAGE]



David Hendler  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG004904  
Expires 7/7/2020

[SIGNATURE PAGE TO MORTGAGE MODIFICATION, FUTURE ADVANCE AND SPREADER AGREEMENT]

**WITNESSES:**

[Signature]  
Print Name: David Handler

[Signature]  
Print Name: David Ramos

**MORTGAGEE:**

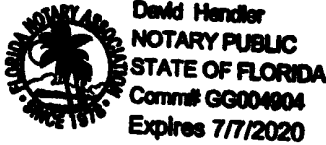
**CITY NATIONAL BANK OF FLORIDA**

By: [Signature]  
Name: Carlos Ramos  
Title: SVP

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 27 day of December, 2017, by Carlos X. Ramos, as Sr. Vice President of CITY NATIONAL BANK OF FLORIDA. He is personally known to me or has produced a driver's license as identification and did not take an oath.

[Signature]  
Print or Stamp Name: David Handler  
Notary Public, State of Florida  
Commission No.: 66004904  
My Commission Expires: 7/7/20



[SIGNATURE PAGE TO MORTGAGE MODIFICATION, FUTURE ADVANCE AND SPREADER AGREEMENT]

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF THE ADDITIONAL PROPERTY**

PARCEL 12:

A portion of Tract 56 of Florida Fruit Land Company's Subdivision No. 1 of Section 3, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, Page 17, Public Records of Miami-Dade County, Florida. Being more particularly described as follows:

Begin at a point of the West line of said Tract 56, said point being 40 feet North of the South line of the SE ¼, of said Section 3, thence North 89° 39' 11" East along a line that lies 40 feet North of and parallel with the South line of the Southeast ¼ of said Section 3 for 299.35 feet to a point of curvature of a circular curve to the left; thence Northeasterly-Northerly-Northwesterly along the arc of said curve, concave to the Northwest, having a radius of 25 feet and a central angle of 140° 31' 22" for an arc distance of 61.31 feet to a point of tangency with a line that lies 130 feet Southwesterly of and parallel with the centerline of the Miami Canal; thence North 50° 52' 11" West along a line 130 feet Southwesterly of and parallel with the center line of said Miami Canal for a distance of 244.81 feet; thence South 89° 39' 11" West parallel with the South line of the Southeast ¼ of said Section 3 for 131.32 feet to a point on the West line of said Tract 56; thence South 1° 47' 41" East along the West line of said Tract 56 for 200 feet to the Point of Beginning.

PARCEL 13:

The South 200 feet of West 175 feet of SE ¼ of SE ¼ of the SE ¼ of Section 28, Township 54 South, Range 40 East, lying and being in Dade County, Florida, less, however, that part that lies South of a line that is 50.00 feet North of and parallel to the South line of the SE ¼ of said Section 28.

PARCEL 14:

Beginning 50 feet North and 50 feet West of the Southeast corner of the SW 1/4 of the SE 1/4 of Section 25, Township 52 South, Range 41 East; thence North 110 feet; thence West 125 feet; thence South 110 feet; and thence East 125 feet to the Point of Beginning; Also known as Beginning at the Northwest corner of North Miami Avenue and NW 119th Street, and proceeding Northerly along the West side of North Miami Avenue a distance of 110 feet; thence Westerly a distance of 125 feet; thence Southerly a distance of 110 feet; and thence at right angle Easterly along the Northerly line of NW 119th Street, a distance of 125 feet to the Point of Beginning. All lying and being in Miami-Dade County, Florida.

PARCEL 15:

Lots 1 and 2, of Malcolm Peacock's Subdivision, according to the Plat thereof as recorded in Plat Book 3, Page 53 of the Public Records of Miami-Dade County, Florida.

LESS

Those portions of Lots 1 and 2, of Malcolm Peacock's Subdivision, according to the Plat thereof as recorded in Plat Book 3, Page 53 of the Public Records of Miami-Dade County, Florida:

1. The North 15 Feet of Lot 1;
2. The East 30 Feet of Lots 1 and 2, less the North 15 Feet of Lot 1 thereof; AND

3. That external area of a circular curve having a radius of 25 feet and tangents which are 35 feet South of and parallel with the Section Line of Bird Avenue and 50 West of and parallel with the Section Line of S.W. 27 Avenue.

PARCEL 16:

Lots 22, 23, 24, 25 and 26, Block 1, GOLDEN GATE, according to the plat thereof, recorded in Plat Book 21, Page 46, Public Records of Miami-Dade County, Florida, less portions thereof as have been dedicated of record for road purposes and described in Deed Book 4109, Page 587, Public Records of Miami-Dade County, Florida, described as follows:

A parcel of land for the right of way of State Road No. 5, being that part of Lots 23, 24, 25 and 26, in Block 1 of Golden Gate, a subdivision in the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 20, Township 54 South, Range 41 East, according to the plat thereof recorded in Plat Book 21, Page 46, Public Records of Miami-Dade County, Florida, more particularly described as follows:

Beginning at the Northwest corner of Lot 23 in Block 1 of Golden Gate, run south along the West line of said Lot 23 a distance of 33.92 feet to a point; thence run Northeasterly along a line making an angle of  $50^{\circ}15'08''$  with said West line for a distance of 93.53 feet to the point of curvature of a circular curve to the right having a radius of 674.28 feet; thence run Northeasterly along the arc of said circular curve to the right through a central angle of  $3^{\circ}108'02''$  for an arc of distance of 38.84 feet to a point on the Northeasterly line of Lot 26 in said Block 1 of Golden Gate; thence run Northwesterly along said Northeasterly line of Lot 26 a distance of 9.73 feet to the Northerly corner of said Lot 26, thence run Southwesterly along the Northwesterly lines of Lots 26, 25 and 24 for a distance of 113.53 feet to the Point of Beginning.

PARCEL 16-1

A portion of Lots 20 and 21, Block 1, of GOLDEN GATE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 21, at Page 46 of the Public Records of Miami-Dade County, Florida more particularly described as follows:

Commence at a point 5 feet East of the NW corner of Lot 21, Block 1, of GOLDEN GATE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 21, at Page 46 of the Public Records of Miami-Dade County, Florida; thence run East along the North boundary line of Lot 21 for a distance of 25 feet to a point; thence run along a line Southwesterly for a distance of 51.91 feet to a point 5 feet East of and parallel to the West property line of Lot 20; thence run North along this line 5 feet East of and parallel to the West property line of Lots 20 and 21 for a distance of 45.5 feet to the POINT OF BEGINNING.

Parcel 17:

Lot 28, 29 and 30, Block 4, BROWARD GARDENS, according to the Plat thereof, as recorded in Book 21, Page 48, of the Public Records of Broward County, Florida, less and except those portions of Lots 28, 29 and 30, in Block 4 according to the Plat thereof recorded in Plat Book 21 at page 48, of the Public Records. of Broward County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of Lot 30, in said Block 4; thence run South  $89^{\circ}57'05''$  West (on an assumed bearing) 200 feet along the Southerly boundary of said Block 4, to an intersection with the Westerly boundary of said Block 4; thence run due North 216 feet along the Westerly boundary

to the Northwest corner of Lot 28 in said Block 4; thence run North 89°57'05" East 10 feet along the Northerly Boundary of said Lot 28 to an intersection with a line 10 feet East of, as measured at right angles, and parallel with the Westerly boundary of said Block 4; thence run due South 180.98 feet along said parallel line; thence run South 45°01'28" East 42.44 feet to an intersection with a line 5 feet North of, as measured at right angles, and parallel with the Southerly boundary of said Block 4; thence run North 89°57'05" East 159.98 feet along said parallel line to an intersection with the Easterly boundary of said Lot 30 in Block 4; thence run due South 5 feet along said Easterly boundary to the Point of Beginning.

Parcel 18:

A portion of Lots 1, 2, 3, 4, 23, 24, 25 and 26, Block 17 of "DRIFTWOOD PLAZA NO. 3" as recorded in Plat Book 53, Page 13 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Section 12, Township 51 South, Range 41 East, Broward County, Florida; Thence Southerly along the West line of said Section 12, a distance of 198.28 feet to a point; Thence Easterly parallel to the North line of said Section 12, a distance of 35.00 feet to the Point of Beginning; Thence continuing East along the last described course a distance of 200.00 feet to a point; Thence Northerly parallel to the West line of said Section 12, a distance of 153.83 feet to a point on the South right-of-way line of Sheridan Street; Thence Westerly along said South right-of-way line, on the arc of a circular curve to the right having a radius of 2914.79 feet, an arc distance of 174.92 feet to a point; thence Westerly and Southerly along the arc of a circular curve to the left having a point; Thence Southerly parallel to and 35.00 feet East of the West line of said Section 12, a distance of 123.10 feet to the Point of Beginning.

LESS

A portion of Lot 1, Block 17, "DRIFTWOOD PLAZA NO.3", as recorded in Plat Book 53, Page 13 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Section 12, Township 51 South, Range 41 East; Thence on an assumed bearing of South 01°05'11" East, along the West line of said Section 12, a distance of 75.43 feet; Thence North 88°54'49" East, a distance of 35.00 feet to the Point of Beginning of this description, said point being further described as a point on the arc of a circular non-tangent curve concave Southeasterly, whose radius point bears North 88°54'49" East, from the last described point; Thence Northerly and Easterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°18'57", and an arc distance of 39.41 feet; Thence South 44° 04'17" West along a line not tangent to the last described curve, a distance of 35.45 feet to the Point of Beginning.

SUBJECT TO an Easement to Florida Power & Light Company over the West 18 feet of the South 3 feet of Lot 1, Block 17, "DRIFTWOOD PLAZA NO.3", as recorded in Plat Book 53, Page 13 of the Public Records of Broward County, Florida. (Said easement having been recorded in O.R. Book 13935, Page 912, Public Records of Broward County, Florida.)

Said lands situate in Hollywood, Broward County, Florida.



CFN 20190496532  
 OR BK 31559 Pgs 2718-2730 (13Pgs)  
 RECORDED 08/07/2019 10:04:18  
 MTG DOC TAX \$17,500.00  
 INTANG TAX \$10,000.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

*THIS INSTRUMENT WAS PREPARED BY:*

Brendan Aloysius Barry, Esquire  
 Shutts & Bowen LLP  
 200 East Broward Boulevard  
 Suite 2100  
 Fort Lauderdale, Florida 33301

[Reserved]

**SECOND MORTGAGE MODIFICATION, FUTURE ADVANCE AND SPREADER AGREEMENT**

This SECOND MORTGAGE MODIFICATION, FUTURE ADVANCE AND SPREADER AGREEMENT (the "Modification") is made and entered into as of July 18, 2019, by and between **SUNSHINE GASOLINE DISTRIBUTORS, INC.**, a Florida corporation, whose address is 1650 NW 87<sup>th</sup> Avenue, Doral, Florida 33172 (the "Mortgagor"), and **CITY NATIONAL BANK OF FLORIDA**, whose address is 25 West Flagler Street, Miami, Florida 33130 ("Mortgagee").

WITNESSETH:

WHEREAS, Mortgagor executed that certain Amended Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing in favor of Mortgagee dated December 16, 2016, recorded in Official Records Book 30361, Page 2136 of the Public Records of Miami-Dade County, Florida and as Instrument Number 114119984 of the Public Records of Broward County, Florida, as modified by that certain Mortgage Modification, Future Advance, and Spreader Agreement dated as of December 27, 2017, recorded as Instrument Number 114804892 in the Public Records of Broward County, Florida and Official Records Book 30808, Page 2162 of the Public Records of Miami-Dade County, Florida (collectively, the "Original Mortgage");

FLORIDA DOCUMENTARY STAMP TAX AND INTANGIBLE TAX RELATIVE TO THE ORIGINAL \$11,880,000.00 LOAN WAS PREVIOUSLY PAID AND EVIDENCE OF PAYMENT APPEARS ON THAT CERTAIN MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, RECORDED IN OFFICIAL RECORDS BOOK 30361, AT PAGE 2136, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FLORIDA DOCUMENTARY STAMP TAX AND INTANGIBLE TAX RELATIVE TO THE ORIGINAL \$12,040,000.00 LOAN WAS PREVIOUSLY PAID AND EVIDENCE OF PAYMENT APPEARS ON THAT CERTAIN MORTGAGE MODIFICATION, FUTURE ADVANCE, AND SPREADER AGREEMENT DATED AS OF DECEMBER 27, 2017, RECORDED IN OFFICIAL RECORDS BOOK 30808, PAGE 2162 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS MODIFICATION SECURES ADDITIONAL DEBT IN THE AMOUNT OF \$5,000,000.00 AND FLORIDA DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$17,500.00 AND FLORIDA INTANGIBLE TAX IN THE AMOUNT OF \$10,000.00 ARE BEING PAID IN MIAMI-DADE COUNTY CONCURRENTLY WITH THE RECORDING OF THIS MODIFICATION.

WHEREAS, the Original Mortgage secures (i) that mortgage loan (the "2016 Loan") to Mortgagor, which Loan is evidenced by that certain Amended and Restated Promissory Note dated as of December 16, 2016, from Borrower in favor of Lender in the original principal amount of ELEVEN MILLION EIGHT HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$11,880,000.00), which note is amended, restated, reduced (by \$340,250.40) and replaced in its entirety by that certain Second Amended and Restated Promissory Note dated as of December 27, 2017, from Borrower in favor of Lender in the original principal amount of ELEVEN MILLION FIVE HUNDRED THIRTY-NINE THOUSAND SEVEN HUNDRED FORTY-NINE AND 60/100 DOLLARS (\$11,539,749.60) (as the same may be amended, restated, modified or replaced from time to time, the "2016 Note"), and (ii) that mortgage loan (the "2017 Loan") to Mortgagor, which Loan is evidenced by that certain Promissory Note dated as of December 27, 2017, from Borrower in favor of Lender in the original principal amount of TWELVE MILLION FORTY THOUSAND AND NO/100 DOLLARS (\$12,040,000.00), (as the same may be amended, restated, modified or replaced from time to time, the "2017 Note"), which 2016 Loan and 2017 Loan are also evidenced by (i) that certain Second Amended and Restated Loan Agreement dated as of even date herewith (the "Loan Agreement"), which Loan Agreement amends and restates that certain Amended and Restated Loan Agreement dated as of December 27, 2017 in its entirety, which amended and restated that certain Loan Agreement dated as of December 16, 2016 in its entirety, and (ii) the other Loan Documents. All capitalized terms in this Modification shall have the same meanings as in the Loan Agreement unless otherwise provided herein;

WHEREAS, Mortgagor is the owner of the "Mortgaged Property" and Mortgagee is the current owner and holder of the 2016 Note, the 2017 Note, the Mortgage, and the other agreements, documents and instruments hereinabove described;

WHEREAS, the Mortgage provides that the lien of the Mortgage secures all future advances made by Mortgagee to Mortgagor up to and including a total unpaid aggregate balance of \$47,840,000.00, plus interest thereon, plus other disbursements made by Mortgagee as more particularly described in the Mortgage;

WHEREAS, Mortgagor has requested (i) that Mortgagee modify the 2016 Loan and the 2017 Loan, and (ii) that Mortgagee make an additional loan in the amount of \$5,000,000.00 to Mortgagor (the "2019 Loan" and together with the 2016 Loan and the 2017 Loan, the "Loan"), which 2019 Loan is to be secured by the Mortgage, the UCC's, and all other Loan Documents. Mortgagee is willing to grant said 2019 Loan to Mortgagor provided that Mortgagor gives Mortgagee the representations, assurances and other agreements hereinafter set forth;

WHEREAS, Mortgagor and Mortgagee also desire to spread the lien of the Original Mortgage and other Loan Documents to encumber that property described on **Exhibit "A"**; and

WHEREAS, duplicate originals of this Modification are being simultaneously recorded in Miami-Dade County, Florida, and Broward County, Florida.

#### AGREEMENT

NOW THEREFORE, for and in consideration of the mutual covenants herein contained and for good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the parties do hereby modify the Original Mortgage as follows:

1. Recitals. Mortgagee and Mortgagor acknowledge that the above Recitals to this Modification are true and correct, and agree that the same are incorporated by reference into the body of this Modification.

2. 2016 and 2017 Loan. Mortgagee and Mortgagor shall concurrently herewith modify the 2016 Loan and 2017 Loan.

3. 2019 Loan. Mortgagee shall concurrently herewith make the \$5,000,000.00 2019 Loan to Mortgagor under the Mortgage, as evidenced by that certain \$5,000,000.00 Amended and Restated Promissory Note executed by Mortgagor in favor of Mortgagee and dated as of even date herewith (the "2019 Note"). Mortgagee hereby acknowledges that said 2019 Loan has been made.

4. Balance. Mortgagor acknowledges that the principal balance of the 2016 Note was, as of July 16, 2019, \$11,001,019.80 and that the principal balance of the 2017 Note was, as of July 16, 2019, \$11,474,254.89.

5. Future Advances. Section 1.1(g) of the Original Mortgage is hereby deleted in its entirety and replaced by the following:

Future Advances: Any loan of money from Mortgagee to Mortgagor made within twenty (20) years from the date hereof. The total amount of such loan or loans may decrease or increase from time to time, but the total unpaid aggregate balance secured by this Mortgage at any one time shall not exceed \$57,840,000.00 plus interest thereon, and any disbursements made for the payment of the Impositions (whether taxes, levies or otherwise), insurance, or other liens on the Mortgaged Property, with interest on such disbursements. The Mortgagee has no obligation, whatsoever, to make a Future Advance.

6. Confirmations. Mortgagor represents, warrants, ratifies and confirms unto Mortgagee that (i) the Note and the Loan Documents are valid and binding obligations of Mortgagor enforceable in accordance with their terms; (ii) all of the terms, covenants, conditions, representations, warranties and agreements contained in the Loan Documents are hereby ratified and confirmed in all respects; (iii) the Loan, as evidenced by the Note, shall continue to be secured by the Loan Documents without novation or interruption; (iv) the Loan Documents constitute a valid and subsisting **first** lien upon the property described therein; and (v) no oral representations, statements, or inducements have been made by Mortgagee with respect to the Loan or this Modification.

7. Defined Term Amendments. All references in the Mortgage and in all other Loan Documents to: (i) the "Loan" shall mean collectively the 2016 Loan, the 2017 Loan and the 2019 Note (ii) the "Note" shall mean the 2016 Note and/or the 2017 Note and/or the 2019 Note, as applicable and (iii) the "Loan Documents" shall now include the 2016 Note, the 2017 Note, the 2019 Note, this Modification and all other documents and instruments executed in connection with this Agreement. Any reference in the Note and the Loan Documents to any Loan Document shall mean the same as amended by this Modification, and as the same may from time to time hereafter be amended, modified or restated.

8. Spreader. In order to further secure indebtedness evidenced by the Note and secured by the Original Mortgage and other Loan Documents, the Original Mortgage and Loan Documents are

hereby modified and amended to include all of the property more particularly described on **Exhibit "A"** attached hereto (the "Additional Property") as part of the "Mortgaged Property" (as defined in the Original Mortgage). The Additional Property shall be encumbered by the Loan Documents and subject to all of the covenants, terms and provisions thereof, Mortgagor hereby giving, bargaining, selling, warranting, alienating, remising, releasing, conveying, assigning, transferring, mortgaging, hypothecating, depositing, pleading, setting over, and confirming unto Mortgagee all of Mortgagor's estate, right, title and interest in and to the Additional Property all to the same end and with the same force and effect as if included at the time the Original Mortgage was executed and delivered. As to the Additional Property, Mortgagor makes all representations and warranties in the Loan Documents originally applicable to the "Mortgaged Property" (as defined in the Original Mortgage), and agrees that the Additional Property shall be subject to all covenants and provisions of the Loan Documents as if originally subject thereto and never partially released therefrom.

9. Lien Priority. Mortgagor warrants to and covenants with Mortgagee that (a) the Original Mortgage, as modified herein, is a valid first lien on and security interest in all of the property described therein and herein; (b) Mortgagor is indefeasibly seized of fee simple absolute title to the real property described in the Original Mortgage as modified herein, free and clear of all encumbrances; (c) Mortgagor has full right and lawful authority to execute and deliver this Modification; (d) the Original Mortgage has not been modified in any way except as provided hereby or otherwise described herein; and (e) the Original Mortgage, as modified herein, is in full force and effect as of the date hereof and is hereby affirmed by Mortgagor.

10. Ratification. Mortgagor hereby ratifies and re-affirms all of the terms and conditions of the Original Mortgage and the other Loan Documents, as modified hereby, and Mortgagor does hereby acknowledge, certify, affirm and represent with full knowledge that Mortgagee is acting in reliance thereon in the execution of this Modification that there are no claims, offsets, breaches of any agreement, document or writing relating directly or indirectly to the Loan evidenced by the Note; no matter, item or thing that would diminish or reduce the amount owed under the Note; or any action or causes or action by the Mortgagor or any person dealing with the Mortgagor against Mortgagee directly or indirectly relating to the Loan and the Mortgagor affirms there is no offset or defense as to the indebtedness owed as of this date and that Mortgagor is not in default of the Note or any of the other Loan Documents as of this date. Mortgagor further acknowledges that all representations and warranties made by the Mortgagor in the Loan Documents remain true and correct as of this date, and that all collateral, liens and other security interests created pursuant to, or referred to in, the Loan Documents shall continue to secure the existing indebtedness due under the Loan Documents, as amended hereby.

11. Warranties and Representations. Mortgagor hereby affirms, warrants and represents that (a) all of the warranties and representations made by it in the Loan Documents are true and correct as of the date hereof, and (b) the Loan Documents are in full force and effect as of the date hereof, are enforceable according to their terms, and there are no defenses to the collection by Mortgagee of sums due there under.

12. Authority. Mortgagor warrants that it has full power and authority to execute this Modification, that there are no other liens or claims against the Mortgaged Property, that the Original Mortgage as amended by this Modification is binding upon the Mortgagor, its successors and assigns, that no agreement, oral or otherwise, has been made by any of Mortgagee's employees, agents, officers or directors to further extend or modify the Note, the Original Mortgage, or the other Loan Documents, except as entered into as of the date hereof.

13. No Waiver. The execution of this Modification by Mortgagee shall not be deemed to be a waiver of any default under any of the Loan Documents that continues or arises after the effective date

of this Modification, nor shall this Modification be deemed to impair any rights that Mortgagee may otherwise have to accelerate the indebtedness evidenced by the Note or to exercise any other remedy provided by the Note, the Loan Agreement, the Original Mortgage, or any of the other Loan Documents on account of any such default that arises or continues after the date hereof.

14. Applicable Law, etc. This Modification shall be governed by the laws of the State of Florida, without giving effect to principles of conflict of laws, and may be executed in any number of duplicate originals or counterparts, each of such duplicate originals or counterparts shall be deemed to be an original and all taken together shall constitute one and the same instrument. The Original Mortgage and this Modification are to be collectively referred to as the "Mortgage" in the Loan Documents.

15. Severability. In case any one or more provisions of this Modification shall be invalid, illegal or unenforceable in any respect, the validity of the remaining provisions shall in no way be affected, prejudiced or disturbed thereby.

16. Binding Effect. This Modification shall be binding upon and inure to the benefit of Mortgagee and Mortgagor and their respective heirs, personal representatives, successors and assigns.

17. Counterparts. This Modification may be executed in counterparts all of which together shall constitute one and the same instrument.

18. **WAIVER OF JURY TRIAL. MORTGAGOR AND MORTGAGEE WAIVE TRIAL BY JURY IN RESPECT OF ANY DISPUTE AND ANY ACTION ON SUCH DISPUTE. THIS WAIVER IS KNOWINGLY, WILLINGLY AND VOLUNTARILY MADE BY MORTGAGOR AND MORTGAGEE, AND MORTGAGOR AND MORTGAGEE HEREBY REPRESENT THAT NO REPRESENTATIONS OF FACT OR OPINION HAVE BEEN MADE BY ANY PERSON OR ENTITY TO INDUCE THIS WAIVER OF TRIAL BY JURY OR TO IN ANY WAY MODIFY OR NULLIFY ITS EFFECT. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE PARTIES ENTERING INTO THE LOAN DOCUMENTS. MORTGAGOR AND MORTGAGEE ARE EACH HEREBY AUTHORIZED TO FILE A COPY OF THIS SECTION IN ANY PROCEEDING AS CONCLUSIVE EVIDENCE OF THIS WAIVER OF JURY TRIAL. MORTGAGOR FURTHER REPRESENTS AND WARRANTS THAT IT HAS BEEN REPRESENTED IN THE SIGNING OF THIS MODIFICATION AND IN THE MAKING OF THIS WAIVER BY INDEPENDENT LEGAL COUNSEL, OR HAS HAD THE OPPORTUNITY TO BE REPRESENTED BY INDEPENDENT LEGAL COUNSEL SELECTED OF ITS OWN FREE WILL, AND THAT IT HAS HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL.**

[EXECUTIONS COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF the parties hereto have executed this Modification as of the day and year first above written.

**MORTGAGOR:**

**SUNSHINE GASOLINE DISTRIBUTORS, INC.,**  
a Florida corporation

**WITNESSES:**

*[Signature]*  
Print Name: David Hendler

*[Signature]*  
Print Name: MAGGIE MARRAS

By: *[Signature]*  
Maximo Alvarez, President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 17 day of July, 2019, by Maximo Alvarez, as President of SUNSHINE GASOLINE DISTRIBUTORS, INC., a Florida corporation. He is personally known to me or has produced a driver's license as identification and did not take an oath.




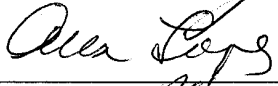
David Hendler  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG004904  
Expires 7/7/2020

*[Signature]*  
Print or Stamp Name: David Hendler  
Notary Public, State of Florida at Large  
Commission No.: GG004904  
My Commission Expires: 7/7/20

[EXECUTIONS CONTINUE ON FOLLOWING PAGE]


[SIGNATURE PAGE TO MORTGAGE MODIFICATION, FUTURE ADVANCE AND SPREADER AGREEMENT]

**WITNESSES:**

  
 Print Name: Greg Hansen  
  
 Print Name: Alba Lopez

**MORTGAGEE:**

**CITY NATIONAL BANK OF FLORIDA**

By:   
 Name: Carlos Ramos  
 Title: SVP

STATE OF FLORIDA  
 COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2019, by Carlos Ramos, as SVP of CITY NATIONAL BANK OF FLORIDA. He is personally known to me or has produced a driver's license as identification and did not take an oath.

Llumeit Bakura  
 Print or Stamp Name: Llumeit Bakura  
 Notary Public, State of Florida  
 Commission No.: 626,061336  
 My Commission Expires: Jan 10, 2021



Exhibit "A"  
Legal Description of Existing Property

PARCEL 1:

A portion of Parcel "A", HILLSBORO CENTER, as recorded in Plat Book 133, Page 4, Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Parcel "A"; thence run South 89° 38' 48" West along the South line of said Parcel "A" for a distance of 82.50 feet; thence run North 85° 46' 48" West for a distance of 150.48 feet; thence run South 89° 38' 46" West for a distance of 5.00 feet to the Point of Beginning of the Parcel of land hereinafter described; continue South 89° 38' 46" West for a distance of 176.50 feet (the last four mentioned courses being coincident with the South line of said Parcel "A" and the Northerly right of way line of Hillsboro Boulevard); thence run North 00° 22' 32" West for a distance of 209.60 feet; thence run North 89° 37' 28" East for a distance of 176.50 feet; thence run South 00° 22' 32" East for a distance of 209.67 feet to the Point of Beginning.

PARCEL 2:

Lots 1 through 4 inclusive, of Block 1, being all of Block 1, of La Paloma, according to the Plat thereof, as recorded in Plat Book 8, Page 44, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 36, Township 52 South, Range 41 East, run West along the North line of the Northeast 1/4 of said Section 36 to a point 35 feet West of East line of said Northeast 1/4, thence South along a line 35 feet West of and parallel to the East line of said Northeast 1/4 for 60.18 feet to the point of beginning of the Tract of land hereinafter described:

From said point of beginning continue along last mentioned course for 179.23 feet to a point of curvature of a curve to the right; thence along said curve, having for its element a central angle of 136 degrees 30'37" a radius of 25 feet, for an arc distance of 59.56 feet to a point of tangency, thence Northwesterly along a line that is tangent to the last described curve for 245.41 feet to a point of curvature of a curve to the right, thence along said curve having for its elements a central angle of 133 degrees 04'53" a radius of 25 feet, for an arc distance of 58.07 feet to a point of tangency, thence East along a line tangent to the last described curve and also being 35 feet South of and parallel to the North line of said Northeast 1/4 for 168.98 feet to a point of curvature of a curve to the right, thence along said curve, having for its elements a central angle of 90 degrees 24'30", a radius 25 feet, for an arc distance of 43.95 feet to the point of beginning, all lying in Miami-Dade County, Florida.

Less the following property contained in Warranty Deed recorded in O.R. Book 30562, Page 3022, Public Records of Miami-Dade County, Florida, described as follows:

A portion of Lots 3 and 4, Block 1, LA PALOMA, according to the Plat thereof, as recorded in Plat Book 8, at Page 44, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Section 36, Township 52 South, Range 41 East, Miami-Dade County, Florida; Thence South 86°47'03" West along the North line of said Section 36, for a distance of 229.51 feet; Thence South 03°12'57" East, at right angles to the last described course, a distance of 35.00 feet to the POINT OF BEGINNING; Thence North 86°47'03" East, along the North line of said Block 1, said line also being the Southerly Right-of-Way line of State Road 924 (N.E. 119th Street), as shown on Miami-Dade County Right of Way Map for N.E. 119th Street Project No. 629742, revised 10-26-2012, a distance of 169.07 feet to the point of curvature of a circular curve concave to the Southwest, having as its elements, a radius of 25.00 feet; Thence run Easterly and Southeasterly, along the arc of said circular curve through a central angle of 23°04'20"

for a distance of 10.07 feet; Thence South 86°47'14" West a distance of 116.65 feet; Thence North 04°53'29" East a distance of 0.51 feet; Thence South 86°04'34" West a distance of 24.07 feet; Thence South 02°54'01" West a distance of 6.25 feet; Thence South 86°47'03" West a distance of 55.88 feet to a point on a circular curve concave to the Southeast, having as its elements, a radius of 25.00 feet and a tangent bearing of North 39°37'41" East; Thence run Northeasterly along the arc of said circular curve through a central angle of 47°09'23" for a distance of 20.58 feet to the POINT OF BEGINNING.

All of the foregoing, lying in Section 36, Township 52 South, Range 41 East, Miami-Dade County, Florida.

PARCEL 4:

A portion of Lot 6, Block 2, in MIAMI LAND AND DEVELOPMENT CO. SUBDIVISION, according to the plat thereof, as recorded In Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, more particularly described as:

COMMENCE at the Northwest corner of Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida; thence South 88°19'18" East (Deed) (South 89°56'22" East calculated) along the North line of the said Section 19, for a distance of 415.76' feet to the Intersection thereof with the East Right-of-Way line of N.E. 1st Avenue as the same is shown on the Plat of HAYS SUBDIVISION, Plat Book 55, Page 53, of the Public Records of Miami-Dade County, Florida; thence South 01°00'00" West (Deed) (South 00°37'04" East calculated) along the East right-of-way line of the said N.E. 1st Avenue for a distance of 35.00' feet to the POINT OF BEGINNING of the tract of land herein described; thence continue South 01°00'00" West (Deed) (South 00°37'04" East calculated) along the East right-of-way line of the said N.E. 1st Avenue, for a distance of 200.00' feet to a point: thence South 88°19'18" East (described) (South 89°56'22" East calculated) for a distance of 208.42 feet to a point on the West Right-of Way line of Florida State Road No. 5 (Homestead by-Pass); thence North 01° 00' 00" East (Deed) (North 00°37'04" West calculated), along the West Right-of-Way of the said State Road No. 5, for a distance of 36.44' feet to the beginning of a tangential circular curve; thence Northeasterly along the West Right-of-Way line of the said State Road No. 5 and along the said tangential circular curve to the right having a radius of 3877.83' feet through a central angle of 2° 25' 00" for an arc distance of 163.56' feet to a point, said point being located 35.00' feet South of, as measured at right angles to the North line of the said Section 19: thence North 88°19' 18" West (Deed) (North 89°56'22" West calculated), for a distance of 211.87' feet to the POINT OF BEGINNING.

PARCEL 6:

Tract B, of "Red Gardens Park", according to the plat thereof, as recorded in Plat Book 156, Page 18, of the Public Records of Miami-Dade County, Florida.

PARCEL 7:

Tract A of Tamiami Trail Amoco, according to the plat thereof, as recorded in Plat Book 120, Page 21 of the Public Records of Miami-Dade, Florida.

PARCEL 9:

Tract "A", Sunset Amoco, according to the plat thereof, recorded in Plat Book 137, Page 69, of the Public Records of Miami-Dade County, Florida.

PARCEL 10:

Tract B, of Calistoga Commercial, according to the plat thereof as recorded in Plat Book 131, Page 58, of the Public Records of Miami-Dade County, Florida.

PARCEL 11:

Lot 6, in Block 1, of Hart Center, according to the plat thereof, recorded in Plat Book 67, Page 143, of the Public Records of Miami-Dade County, Florida.

PARCEL 12:

A portion of Tract 56 of Florida Fruit Land Company's Subdivision No. 1 of Section 3, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, Page 17, Public Records of Miami-Dade County, Florida. Being more particularly described as follows:

Begin at a point of the West line of said Tract 56, said point being 40 feet North of the South line of the SE ¼, of said Section 3, thence North 89° 39' 11" East along a line that lies 40 feet North of and parallel with the South line of the Southeast ¼ of said Section 3 for 299.35 feet to a point of curvature of a circular curve to the left; thence Northeasterly-Northerly-Northwesterly along the arc of said curve, concave to the Northwest, having a radius of 25 feet and a central angle of 140° 31' 22" for an arc distance of 61.31 feet to a point of tangency with a line that lies 130 feet Southwesterly of and parallel with the centerline of the Miami Canal; thence North 50° 52' 11" West along a line 130 feet Southwesterly of and parallel with the center line of said Miami Canal for a distance of 244.81 feet; thence South 89° 39' 11" West parallel with the South line of the Southeast ¼ of said Section 3 for 131.32 feet to a point on the West line of said Tract 56; thence South 1° 47' 41" East along the West line of said Tract 56 for 200 feet to the Point of Beginning.

PARCEL 13:

The South 200 feet of West 175 feet of SE ¼ of SE ¼ of the SE ¼ of Section 28, Township 54 South, Range 40 East, lying and being in Dade County, Florida, less, however, that part that lies South of a line that is 50.00 feet North of and parallel to the South line of the SE ¼ of said Section 28.

PARCEL 14:

Beginning 50 feet North and 50 feet West of the Southeast corner of the SW 1/4 of the SE 1/4 of Section 25, Township 52 South, Range 41 East; thence North 110 feet; thence West 125 feet; thence South 110 feet; and thence East 125 feet to the Point of Beginning; Also known as Beginning at the Northwest corner of North Miami Avenue and NW 119th Street, and proceeding Northerly along the West side of North Miami Avenue a distance of 110 feet; thence Westerly a distance of 125 feet; thence Southerly a distance of 110 feet; and thence at right angle Easterly along the Northerly line of NW 119th Street, a distance of 125 feet to the Point of Beginning. All lying and being in Miami-Dade County, Florida.

PARCEL 15:

Lots 1 and 2, of Malcolm Peacock's Subdivision, according to the Plat thereof as recorded in Plat Book 3, Page 53 of the Public Records of Miami-Dade County, Florida.

LESS

Those portions of Lots 1 and 2, of Malcolm Peacock's Subdivision, according to the Plat thereof as recorded in Plat Book 3, Page 53 of the Public Records of Miami-Dade County, Florida:

1. The North 15 Feet of Lot 1;
2. The East 30 Feet of Lots 1 and 2, less the North 15 Feet of Lot 1 thereof; AND
3. That external area of a circular curve having a radius of 25 feet and tangents which are 35 feet South of and parallel with the Section Line of Bird Avenue and 50 West of and parallel with the center Line of S.W. 27 Avenue.

PARCEL 16:

Lots 22, 23, 24, 25 and 26, Block 1, GOLDEN GATE, according to the plat thereof, recorded in Plat Book 21, Page 46, Public Records of Miami-Dade County, Florida, less portions thereof as have been dedicated of record for road purposes and described in Deed Book 4109, Page 587, Public Records of Miami-Dade County, Florida, described as follows:

A parcel of land for the right of way of State Road No. 5, being that part of Lots 23, 24, 25 and 26, in Block 1 of Golden Gate, a subdivision in the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 20, Township 54 South, Range 41 East, according to the plat thereof recorded in Plat Book 21, Page 46, Public Records of Miami-Dade County, Florida, more particularly described as follows:

Beginning at the Northwest corner of Lot 23 in Block 1 of Golden Gate, run south along the West line of said Lot 23 a distance of 33.92 feet to a point; thence run Northeasterly along a line making an angle of 50°15'08" with said West line for a distance of 93.53 feet to the point of curvature of a circular curve to the right having a radius of 674.28 feet; thence run Northeasterly along the arc of said circular curve to the right through a central angle of 3°108'02" for an arc of distance of 38.84 feet to a point on the Northeasterly line of Lot 26 in said Block 1 of Golden Gate; thence run Northwesterly along said Northeasterly line of Lot 26 a distance of 9.73 feet to the Northerly corner of said Lot 26, thence run Southwesterly along the Northwesterly lines of Lots 26, 25 and 24 for a distance of 113.53 feet to the Point of Beginning.

PARCEL 16-1

A portion of Lots 20 and 21, Block 1, of GOLDEN GATE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 21, at Page 46 of the Public Records of Miami-Dade County, Florida more particularly described as follows:

Commence at a point 5 feet East of the NW corner of Lot 21, Block 1, of GOLDEN GATE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 21, at Page 46 of the Public Records of Miami-Dade County, Florida; thence run East along the North boundary line of Lot 21 for a distance of 25 feet to a point; thence run along a line Southwesterly for a distance of 51.91 feet to a point 5 feet East of and parallel to the West property line of Lot 20; thence run North along this line 5 feet East of and parallel to the West property line of Lots 20 and 21 for a distance of 45.5 feet to the POINT OF BEGINNING.

PARCEL 17:

Lot 28, 29 and 30, Block 4, BROWARD GARDENS, according to the Plat thereof, as recorded in Book 21, Page 48, of the Public Records of Broward County, Florida, less and except those portions of Lots 28, 29 and 30, in Block 4 according to the Plat thereof recorded in Plat Book 21 at page 48, of the Public Records. of Broward County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of Lot 30, in said Block 4; thence run South 89°57'05" West (on an assumed bearing) 200 feet along the Southerly boundary of said Block 4, to an intersection with the Westerly boundary of said Block 4; thence run due North 216 feet along the Westerly boundary to the Northwest corner of Lot 28 in said Block 4; thence run North 89°57'05" East 10 feet along the Northerly Boundary of said Lot 28 to an intersection with a line 10 feet East of, as measured at right angles, and parallel with the Westerly boundary of said Block 4; thence run due South 180.98 feet along said parallel line; thence run South 45°01'28" East 42.44 feet to an intersection with a line 5 feet North of, as measured at right angles, and parallel with the Southerly boundary of said Block 4; thence run North 89°57'05" East 159.98 feet along said parallel line to an intersection with

the Easterly boundary of said Lot 30 in Block 4; thence run due South 5 feet along said Easterly boundary to the Point of Beginning.

PARCEL 18:

A portion of Lots 1, 2, 3, 4, 23, 24, 25 and 26, Block 17 of "DRIFTWOOD PLAZA NO. 3" as recorded in Plat Book 53, Page 13 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Section 12, Township 51 South, Range 41 East, Broward County, Florida; Thence Southerly along the West line of said Section 12, a distance of 198.28 feet to a point; Thence Easterly parallel to the North line of said Section 12, a distance of 35.00 feet to the Point of Beginning; Thence continuing East along the last described course a distance of 200.00 feet to a point; Thence Northerly parallel to the West line of said Section 12, a distance of 153.83 feet to a point on the South right-of-way line of Sheridan Street; Thence Westerly along said South right-of-way line, on the arc of a circular curve to the right having a radius of 2914.79 feet, an arc distance of 174.92 feet to a point; thence Westerly and Southerly along the arc of a circular curve to the left having a radius of 25.0 feet, an arc distance of 39.41 feet to a point; Thence Southerly parallel to and 35.00 feet East of the West line of said Section 12, a distance of 123.10 feet to the Point of Beginning.

LESS

A portion of Lot 1, Block 17, "DRIFTWOOD PLAZA NO.3", as recorded in Plat Book 53, Page 13 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Section 12, Township 51 South, Range 41 East; Thence on an assumed bearing of South 01°05'11" East, along the West line of said Section 12, a distance of 75.43 feet; Thence North 88°54'49" East, a distance of 35.00 feet to the Point of Beginning of this description, said point being further described as a point on the arc of a circular non-tangent curve concave Southeasterly, whose radius point bears North 88°54'49" East, from the last described point; Thence Northerly and Easterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°18'57", and an arc distance of 39.41 feet; Thence South 44° 04'17" West along a line not tangent to the last described curve, a distance of 35.45 feet to the Point of Beginning.

SUBJECT TO an Easement to Florida Power & Light Company over the West 18 feet of the South 3 feet of Lot 1, Block 17, "DRIFTWOOD PLAZA NO.3", as recorded in Plat Book 53, Page 13 of the Public Records of Broward County, Florida.(Said easement having been recorded in O.R. Book 13935, Page 912, Public Records of Broward County, Florida.)

Said lands situate in Hollywood, Broward County, Florida.

Exhibit "B"  
Legal Description of Additional Property

PARCEL 19:

TRACT A:

A portion of Lots 2 and 3, Subdivision of Tract No. 30, in Section 11, Township 53 South, Range 40 East, as recorded in Plat Book 12, Page 64, Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the intersection of the North line of said Lot 2 with the Northeasterly right-of-way line of Palmetto-By-Pass as shown on the State of Florida Right-of-Way Map, as recorded in Plat Book 72, Page 61, Sheet 13, Public Records of Miami-Dade County, Florida; Thence run South 50° 34' 25" East along the Northeasterly right-of-way line of said Palmetto-By-Pass (S.R. 826) for a distance of 117.10 feet to the Point of Beginning of the following described parcel of land; Thence run South 1° 25' 55" East along the Easterly right-of-way line of said Palmetto By-Pass for a distance of 149.41 feet to a point; Thence run South 49° 02' 30" East along the Northeasterly right-of-way line of said Palmetto-By-Pass for a distance of 113.34 feet to a point; Thence run North 40° 29' 13" East for a distance of 175.00 feet to a point; Thence run North 65° 57' 07" West for a distance of 222.24 feet to the Point of Beginning.

TRACT B:

Together with that portion lying within the right-of-way line of said Palmetto-By-Pass, described as follows:

From the Point of Beginning as described above run South 1° 25' 55" East along the Easterly right-of-way line of said Palmetto-By-Pass for a distance of 149.41 feet to a point; Thence run North 45° 14' 06" West for a distance of 68.04 feet to a point; Thence run North 39° 25' 35" East for distance of 4.67 feet to a point of curvature of a circular curve to the left; Thence run Northerly and Westerly along said circular curve to the left having for its elements a radius of 102.00 feet and central angle of 58° 20' 21" for an arc distance of 103.86 feet to a point; Thence run North 89° 59' 43" East along a line lying parallel to the North line of said Lot 2 for a distance of 23.90 feet to the Point of Beginning.


Said Portion as described lying within Right-of-Way line of Palmetto-By-Pass being subject to the rights of the existing poles, and overhead lines remaining in place together with the right to maintain same.

PARCEL 20:

The West 132.00 feet, LESS the North 120 feet, of the following described property:

Lot 20, Block 9 of High Pines, according to the Plat thereof, recorded in Plat Book 10, Page 18 of the Public Records of Miami-Dade County, Florida, and the South 250 feet of Tract 9-A and all of Tract 9-B of the Revised Plat of The Second Amended Plat of High Pines, according to the Plat thereof, recorded in Plat Book 31, Page 57 of the Public Records of Miami-Dade County, Florida, and the South 250 feet of that portion of the alley running North and South through Block 9 of said Subdivision and being 15 feet in width from East to West, bounded on the West by Lots 11 through 15, both inclusive, and on the East by Lots 16 through 20, both inclusive, Block 9, according to the Plat of High Pines, recorded in Plat Book 10, Page 18 of the Public Records of Miami-Dade County, Florida.

Except the West 17 feet and the South 5 feet of the above-described property.

 BankFind Suite Home

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# City National Bank of Florida

Download Results

Data as of 05/29/2026

- Institution Details**
- Locations
- History
- Financials
- Other Names

## Institution Details



**FDIC Insured**  
Since 08/12/1970

**FDIC Cert #**  
20234

**Established**  
08/12/1970

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

**Primary Federal Regulator**  
Comptroller of the Currency

**Secondary Federal Regulator**  
CFPB

**Corporate Headquarters**  
25 W Flagler St  
Miami, FL 33130

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

**Locations**  
31 domestic locations: 1 state and 0 territories.  
0 in foreign locations.

**Consumer Assistance**  
[HelpWithMyBank.gov](http://HelpWithMyBank.gov)

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

### Other Institution Identifiers used by Regulatory Agencies

Identifier Name (Hover for description)	Identifier Value
<b>FDIC Unique Number (UNINUM)</b>	 13915
<b>FRB ID (RSS-ID)</b>	 814430
<b>FRB ID for Bank Holding Company (RSSDHCR)</b>	 2833891
<b>OCC Charter Number (CHARTER)</b>	 15077

**UCC Charter Number (CHARTER)**

 13977

**Docket Number (DOCKET)**

 13121

**Coral Gables City Hall  
Development Service - Building Division  
427 Biltmore Way,  
Coral Gables, FL 33134**

**January 20, 2026**

RE: Recertification for the Building located at 382 S Dixie Highway  
Folio # 03-4120-025-0021  
Building #1

Dear Building Official:

Attached is my Structural Report for Minimum Inspection for a Recertification of the above structure.

This report is for a gas station/ convenience store. It is well maintained and is in good condition. Our inspection procedures followed the Jurisdictional Minimum Inspection Procedural Guidelines.

As noted in our report, the building has no structural deficiencies or life safety issues related to the structural system.

**THE BUILDING IS STRUCTURALLY SAFE FOR THE SPECIFIED USE AND CONTINUED OCCUPANCY.**

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

Please feel free to contact me anytime regarding this letter.

Respectfully submitted,

A blue ink handwritten signature is written over a circular professional engineer seal. The seal contains the text: "FRANCISCO JAVIER GONZALEZ", "LICENS E", "No. 44930", "STATE OF FLORIDA", and "PROFESSIONAL ENGINEER".

This item has been electronically signed and sealed using a Digital Signature. Printed copies of the document are not considered signed and sealed and must be verified on any electronic copies.

Francisco J. Gonzalez, P.E.  
Professional Engineer # 44930  
State of Florida

**City's Exhibit #9**



**BUILDING RECERTIFICATION INSPECTION REPORT FORM - STRUCTURAL**

- Initial Inspection Report       Amended Inspection Report after completion of repairs

**Licensed Engineer(s) or Architect(s) Responsible for Recertification Inspection**

Inspection Firm Name (if applicable): Mendheim Construction LLC  
 Address: 8801 NW 15th St. Doral, FL 33172  
 Telephone Number: 786-230-6065      Email: admin@houseofthermography.com

Assuming Responsibility for:  All  Portion      If portion, please list:

Inspection Commencement Date: 1/20/26      Inspection Completion Date: 1/20/26

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Recertification Inspections or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

This item has been electronically signed and sealed using a Digital Signature. Printed copies of the document are not considered signed and sealed and must be verified on any electronic copies.

Please check the condition that applies:

- Substantial Structural Deterioration Observed
- Dangerous Condition Observed. Notify Building Official within 10 days
- Immediate Dangerous Condition Observed. Notify Building and Fire Officials within 24 hours
- Maintenance needed but does not rise to the level of Substantial Deterioration or Dangerous
- Passed the Inspection
- Check box if unpermitted work has been identified as per Sec. 1804.1 FBC, EB

Licensed Design Professional:  Engineer       Architect

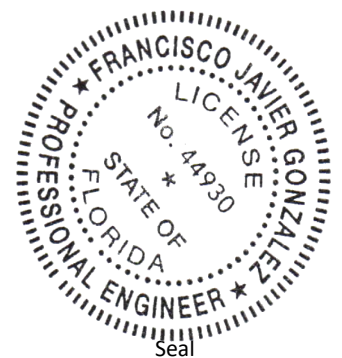
Name: Francisco J. Gonzalez

License Number: PE# 44930

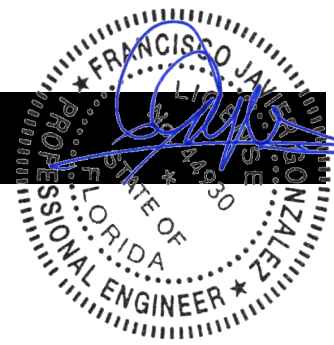
I am qualified to practice in the discipline in which I am hereby signing:

Signature:

Date: 1/24/26



This report has been based upon the minimum inspection requirements of Miami-Dade County Code Sec. 8-11(f) and satisfies the requirements listed in Chapter 18 of the Florida Building Code, Existing Building, inclusive of the Phase 1 and Phase 2 inspections. To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the structure, based on careful evaluation of conditions, to the extent reasonably possible.



## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

**CASE REFERENCE NUMBER:**

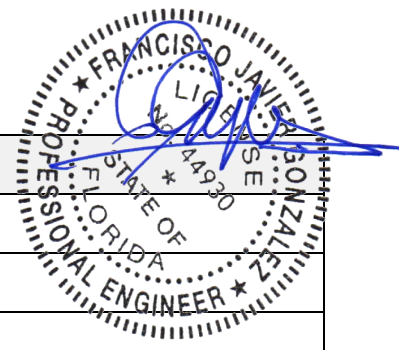
N/A

**JURISDICTION NAME:**

City of Coral Gables

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

<b>1. DESCRIPTION OF BUILDING</b>	
a. Name on Title: <b>SUNSHINE GASOLINE DISTRIBUTORS INC</b>	
b. Building Street Address: <b>382 S DIXIE HWY</b>	Bldg. #: <b>1</b>
c. Legal Description: <b>See attached.</b>	Attached: <input checked="" type="checkbox"/>
d. Owner's Name: <b>SUNSHINE GASOLINE DISTRIBUTORS INC</b>	
e. Owner's Mailing Address: <b>1650 NW 87TH AVE, MIAMI, FL 33172</b>	
f. Owner's email: <b>mzamora@sunshinegasoline.com</b>	
g. Owner's Contact Phone Number: <b>786-606-0917</b>	
h. Corresponding Property Folio Number: <b>03-4120-025-0021</b>	
i. Name of Condominium or Cooperative Association (if applicable):	
N/A	
j. Building Code Occupancy Classification: <b>Mercantile Group M</b>	
k. Present Use: <b>Gas Station/ Convenience Store</b>	
l. General description, type of construction, size, number of stories, and special features:	
The Convenience Store is a one-story building with a gable roof with clay tiles, wood trusses, concrete beams, concrete columns, and a concrete slab on grade. The Fuel Canopy is steel framed with steel columns, steel beams, gable shaped metal panel roof deck, and clay tiles. All in good condition.	
m. Number of Stories: <b>1</b>	n. Is this a Threshold Building <sup>1</sup> as per 553.71(12) F.S. (Yes/No): <b>No</b>
o. Additions to original structure:	
No additions since the building was originally built in 1990.	
p. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
q. Approximate distance to coast and method used to determine distance: <b>7.56 Miles (2025 Airbus, Landsat/Coper</b>	
r. Total Actual Building Area of all floors: <b>2,940</b>	S.F. s. Building Footprint Area: <b>2,940</b>



<b>2. INSPECTIONS</b>	
a. Date of Notice of Required Inspection:	October 1, 2024
b. Date(s) of actual inspection:	January 20, 2026
c. Name, license number, and qualifications of licensee submitting report:	Francisco J. Gonzalez, FL PE# 44930
1. Discipline of practice:	Civil, Mechanical, Structural 1, and Electrical
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	N/A: <input checked="" type="checkbox"/>
No testing required.	
e. Are Any Structural Repairs Required? (YES/NO):	No
1. If required, describe, and indicate acceptance:	No structural repairs are required.
No structural repairs are required.	
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO):	Yes
1. Explanation/Conditions:	No structural repairs are required.
No structural repairs are required.	
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):	Yes
1. Explanation/Comments:	See attached.
See attached.	

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

- a. 16 Number of Additional sheets of written data
- b. See attached 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

Hover mouse to learn about photos.

### 4. FOUNDATION

a. Describe the building foundation based on visual observation, type of construction or existing plans:

The Convenience Store has strip footings and the Fuel Canopy has isolated footings. All in good condition.

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

There are no cracks or separation in the walls, columns, or beams that signal differential settlement.

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:

No further investigation required.

### 5. PRESENT CONDITION OF OVERALL STRUCTURE

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

PROVIDE PHOTO 5a

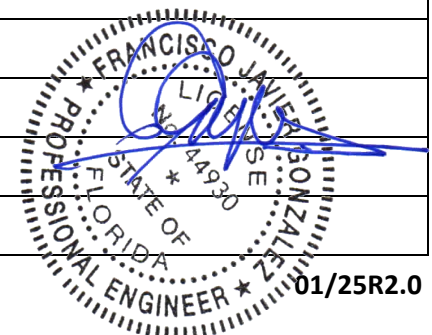
1. Bulging: **Good**

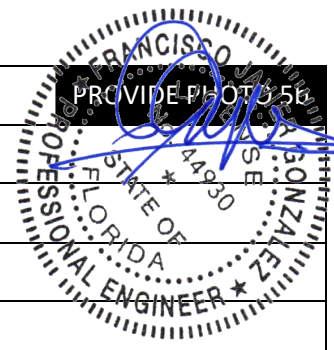
2. Settlement: **Good**

3. Deflections: **Good**

4. Expansion: **Good**

5. Contraction: **Good**





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

PROVIDE PHOTO 5b

There is no portion showing distress.

c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.

PROVIDE PHOTO 5c

Surface is in good condition.

d. Cracks: Note location in significant members. Identify crack size as **HAIRLINE** if barely discernible; **FINE** if less than 1 mm in width; **MEDIUM** if between 1- and 2-mm width; **WIDE** if over 2 mm.

PROVIDE PHOTO 5d

No visible cracks were observed at the time of the inspection.

e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.

PROVIDE PHOTO 5e

No deterioration observed at the time of the inspection.

f. Previous patching or repairs (Provide description and identify location):

PROVIDE PHOTO 5f

No previous patching or repairs observed.

g. Nature of present loading: (Indicate residential, commercial, storage, other.)

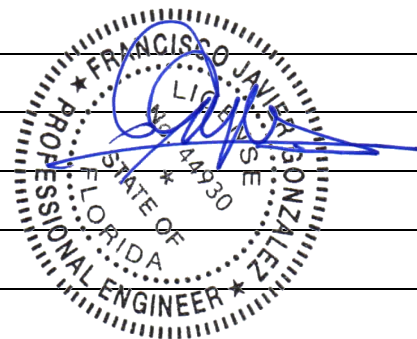
Other-Identify Current loading is consistent with original commercial loading.

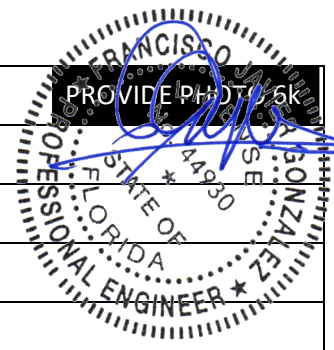
h. Are there any other significant observations? (Yes/No): No

1. Describe:

No other significant observations observed.

<b>6. MASONRY BEARING WALL:</b> (Indicate good, fair, poor, significant 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>Good</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>N/A</b>		
3. Paint only: <b>Good</b>		
4. Other (describe): <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>N/A</b>		
3. Paneling: <b>Significant</b>		
4. Paint only: <b>Good</b>		
5. Other (describe): <b>N/A</b>		
i. Cracks:		
<b>PROVIDE PHOTO 6i</b>		
1. Location (note beams, columns, other): <b>No cracks observed.</b>		
2. Description:		
<b>N/A</b>		
j. Spalling <b>None Observed</b>		
<b>PROVIDE PHOTO 6j</b>		
1. Location (note beams, columns, other): <b>N/A</b>		
2. Description:		
<b>N/A</b>		

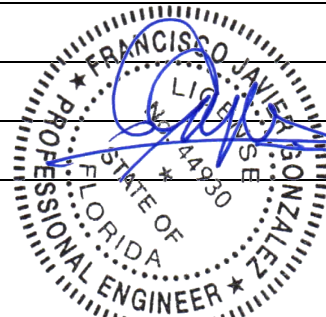




k. Rebar corrosion (indicate worst case by selecting one from lines 1-4):
1. None visible: <input checked="" type="radio"/>
2. Minor (patching will suffice): <input type="radio"/>
3. Significant (but patching will suffice): <input type="radio"/>
4. Significant (structural repairs required) <input type="radio"/>
l. Samples chipped out for examination in spalled areas (Yes/No): <b>NO</b>
1. Yes – describe color, texture, aggregate, general quality:
N/A

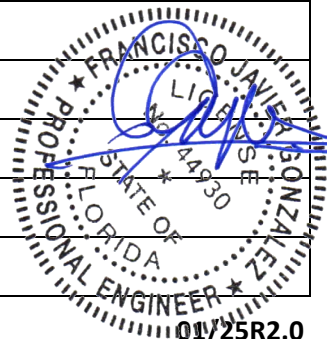
<b>7. FLOOR AND ROOF SYSTEM</b>	
a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, roof structural framing, condition):	<b>PROVIDE PHOTO 7a1</b>
Roof Pitch: <b>Pitched (&gt;=2:12)</b> Roof Cladding Type: <b>Tile</b>	
Roof Deck Material: <b>Wood</b>	
Roof Structural Framing Type: <b>Wood</b>	
Roof Structural Framing Condition: <b>Good</b>	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	<b>PROVIDE PHOTO 7a2</b>
<b>No heavy equipment on roof.</b>	
3. Describe roof drainage system, main and overflow, and indicate condition:	<b>PROVIDE PHOTO 7a3</b>
<b>Water drains off the roof due to the pitch and onto the gutter and downspout. Drainage is in good condition.</b>	
4. Describe parapet construction and current conditions:	<b>PROVIDE PHOTO 7a4</b>
<b>No parapet.</b>	
5. Describe mansard construction and current conditions:	<b>PROVIDE PHOTO 7a5</b>
<b>No mansard.</b>	

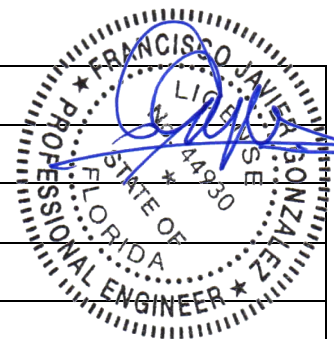
6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO 7a6
No roof membrane.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO 7a7
No roof framing member with obvious overloading, overstress, deterioration, or excessive deflection.	
8. Note any expansion joints and condition:	PROVIDE PHOTO 7a8
No EJ.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	Good PROVIDE PHOTO 7b1
Floor system is concrete slab on grade in good condition.	
2. Balconies: Indicate location, framing system, materials and condition:	PROVIDE PHOTO 7b2
Construction: No Balcony	
Condition:	
Location:	
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A: <input checked="" type="checkbox"/> PROVIDE PHOTO 7b3
N/A	
4. Ramps: indicate location, framing type, material, and condition:	N/A: <input type="checkbox"/> PROVIDE PHOTO 7b4
Concrete ADA ramp located in front of store is in good condition.	
5. Guardrails and handrails: describe type, material, and condition:	N/A: <input type="checkbox"/> PROVIDE PHOTO 7b5
Concrete ADA ramp with steel handrails located in front of store is in good condition.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
Acoustic ceiling was opened for roof framing inspection.	



<b>8. STEEL FRAMING SYSTEM</b>	This Section is Not Applicable: <input type="checkbox"/>
a. Description of system at each level:	<b>PROVIDE PHOTO 8a</b>
The Fuel Canopy is also steel framed with steel columns, steel beams, and a pitched metal panel roof deck. All in good condition.	
b. Exposed steel members: describe condition of paint and degree of corrosion:	<b>PROVIDE PHOTO 8b</b>
No corrosion observed.	
c. Steel connections: describe type and condition:	<b>PROVIDE PHOTO 8c</b>
Bolted/welded connections are in good condition.	
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>
No fireproofing.	
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):	<b>PROVIDE PHOTO 8e</b>
No steel framing member with obvious overloading, overstress, deterioration, or excessive deflection.	
f. Elevator sheave beams and connections, and machine floor beams: note condition: N/A: <input checked="" type="checkbox"/>	<b>PROVIDE PHOTO 8f</b>
No elevators.	

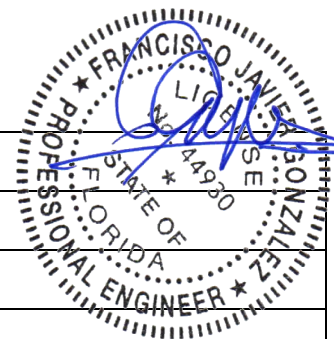
<b>9. CONCRETE FRAMING SYSTEM</b>	This Section is Not Applicable: <input type="checkbox"/>
a. Full description of concrete structural framing system:	<b>PROVIDE PHOTO 9a</b>
The concrete framing consists of concrete beams, concrete columns, CMU walls, and a concrete slab on grade floor system at the Convenience Store. All in good condition.	
b. Cracking	<b>PROVIDE PHOTO 9b</b>
1. Not Significant: <input checked="" type="radio"/> 2. Significant but patching will suffice: <input type="radio"/>	
3. Significant: Structural repairs required: <input type="radio"/>	
4. Location and description of members affected and type cracking:	
N/A	



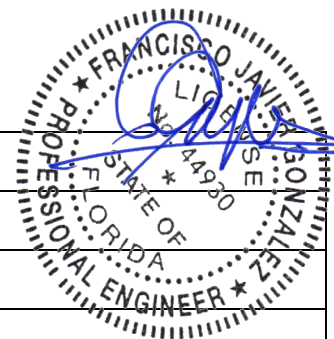


c. General condition		
The concrete framing is in good condition.		
d. Rebar corrosion – check appropriate line		
1. None visible:	<input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d2
N/A		
3. Significant but patching will suffice:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d3
N/A		
4. Significant: structural repairs required (describe):	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d4
N/A		
e. Samples chipped out in spall areas:		
1. No:	<input checked="" type="checkbox"/>	
2. Yes, describe color, texture, aggregate, general quality:		PROVIDE PHOTO 9e
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
No concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection observed.		

<b>10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS</b>		
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 framed fixed windows are in good condition.		
2. Anchorage: type and condition of fasteners and latches:	Good	
Screws are in good condition.		



3. Sealant: type and condition of perimeter sealant and at mullions: <b>Good</b>
Caulking is in good condition.
4. Interiors seals: type and condition at operable vents: <b>Good</b>
Caulking is in good condition.
5. General condition: <b>Good</b>
Windows are in good condition.
6. Describe any repairs needed:
No repairs needed for the windows.
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): <b>No</b>
1. Previous Inspection Date: <b>No threshold building observed.</b>
2. Description of Curtain Wall Structural Glazing and adhesive sealant:
N/A
3. Describe Condition of System:
N/A
c. Exterior Doors (All types included) <b>PROVIDE PHOTO 10c</b>
1. Type (Swing Wood, Swing Steel, Storefront, Sliding Door, Overhead other, please describe):
Glass storefront door is in good condition.
2. Anchorage: type and condition of fasteners and latches: <b>Good</b>
Screws are in good condition.
3. Sealant: type and condition of sealant: <b>Good</b>
Sealant is in good condition.



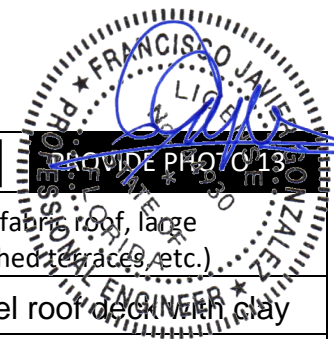
4. General condition: <b>Good</b>
Exterior doors are in good condition.
5. Describe any repairs needed: <b>Repairs Not Required</b>
Repairs are not required for exterior doors.

<b>11. WOOD FRAMING</b>	This Section is Not Applicable: <input type="checkbox"/>
a. Type: fully describe if mill construction, light construction, major spans, trusses:	PROVIDE PHOTO 11a
The wood framing consists of the wood sheathing and wood trusses framing the roof of the Convenience Store. All in good condition.	
b. Indicate the condition of the following:	PROVIDE PHOTO 11b
1. Walls:	N/A
2. Floors:	N/A
3. Roof member, roof trusses: <b>Good</b>	
The wood framing consists of the wood sheathing and wood trusses framing the roof of the Convenience Store. All in good condition.	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO 11c
Good Metal connectors were observed to be in good condition at the time of the inspection.	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO 11d
Joints were observed to be well fitted and still closed at the time of the inspection.	



e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
No accumulations of moisture were observed at the time of the inspection.	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
The ventilation was observed to be in good condition at the time of the inspection.	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
Acoustic ceiling for the Convenience Store was opened to inspect the roof framing members.	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection. (Is Structural Repairs Required?):	PROVIDE PHOTO 11h
No wood framing member with obvious overloading, overstress, deterioration, or excessing deflection observed.	

<b>12. BUILDING FAÇADE INSPECTION (Threshold Buildings<sup>1</sup>)</b>	This Section is N/A: <input checked="" 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.)		
N/A		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
N/A		
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):		
N/A		



**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, canopy, awnings, attached terraces, etc.)

Steel framed Fuel Canopy with steel beams, steel columns, a pitched metal panel roof deck with clay tiles, and bolted/welded connections is in good condition.

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

Steel framed Fuel Canopy with steel beams, steel columns, a pitched metal panel roof deck with clay tiles, and bolted/welded connections is in good condition.

**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 Base Flood Elevation: N/A 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): N/A ft. (Select Datum)

2. What is the elevation of lowest parking garage finished floor: N/A ft. (Select Datum)

3. What is the elevation of the parking garage entrance: N/A ft. (Select Datum)

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

Explanation: N/A

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

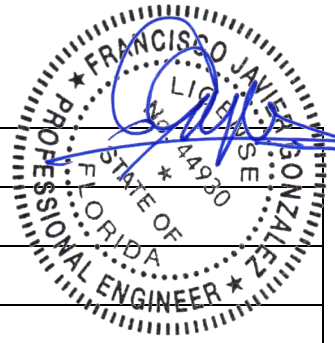
Explanation: N/A

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

Describe: N/A

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

Describe: N/A



8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation: N/A
<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: N/A
2. Is there any evidence of previous patching or repairs? (Yes or No):
Explanation: N/A

<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)

**15. DETERIORATION**

N/A:

**PROVIDE PHOTO 15**

a. Based on the scope of inspection, describe any structural deterioration and describe the extent of such deterioration.

N/A

If **Substantial Structural Deterioration** has been observed:

N/A:

**PROVIDE PHOTO**

16. Identify the damage and describe the extent of the substantial structural deterioration along with the need for maintenance, repair and/or replacement recommendations.

N/A

17. Identify and describe areas requiring added inspection as well as results of any testing.

N/A

18. Describe manner and type of inspections performed.

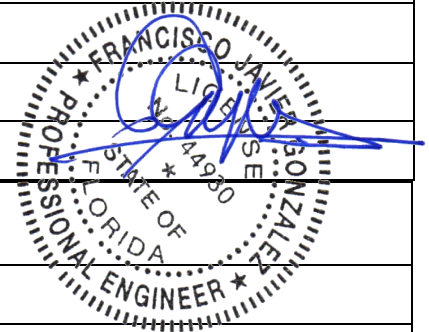
N/A

19. Provide graded urgency of each recommended repair.

N/A

20. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed.

N/A



**Reset Form**



**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS STANDARDS IN CHAPTER 8C-6 OF THE CODE OF MIAMI-DADE COUNTY**

Case No. N/A

Folio No. 03-4120-025-0021

Property Address: 382 S DIXIE HWY

Bldg. No. 1, Sq. Footage: 2,940

Building Description: Gas Station/ Convenience Store

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

On January 20, 2026, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

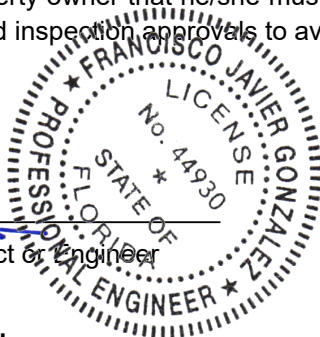
The parking lot(s) is not adjacent to or abutting a canal, lake, or other body of water.

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.

This item has been electronically signed and sealed using a Digital Signature. Printed copies of the document are not considered signed and sealed and must be verified on any electronic copies.

  
Signature and Seal of Architect or Engineer



Francisco J. Gonzalez

Print Name

1-24-2026

Date

This item has been electronically signed and sealed using a Digital Signature. Printed copies of the document are not considered signed and sealed and must be verified on any electronic copies.

# STRUCTURAL EXHIBIT


## 382 S Dixie Highway, Coral Gables, FL 33133

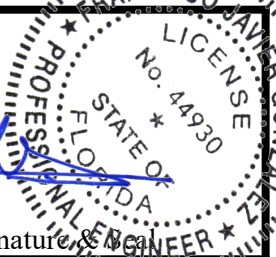
Miami-Dade County, Florida



### SITE PLAN

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature



**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**1**

# EXHIBIT

## 382 S Dixie Highway, Coral Gables, FL 33133

Miami-Dade County, Florida



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 01/20/2026

### Property Information

Folio: 03-4120-025-0021

Property Address: 382 S DIXIE HWY

#### FULL LEGAL DESCRIPTION

GOLDEN GATE PB 21-46  
LOT 22 LESS W5FT FOR R/W &  
LOTS 23 THRU 26 BLK 1 LESS R/W  
LOT SIZE 12602 SQ FT  
OR 11313-1413 1081

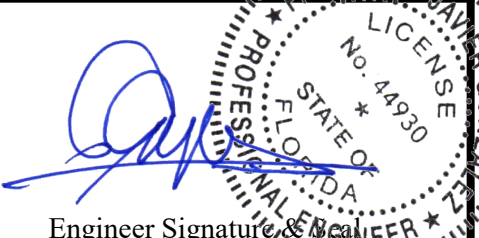
#### SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
04/02/2009	\$13,005,000	26817-2880	Corrective, tax or QCD; min consideration

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>

### 1. C. LEGAL DESCRIPTION

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature: [Signature]

Professional Engineer Seal: STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 44930, FRANCISCO JAVIER GONZALEZ

**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**2**

# EXHIBIT

## 382 S Dixie Highway, Coral Gables, FL 33133

Miami-Dade County, Florida



### PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 01/20/2026

#### Property Information

Folio: 03-4120-025-0021

Property Address: 382 S DIXIE HWY

#### Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	MX1	5003	Square Ft.	12,602.00	\$3,780,600	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1990	864	864	845	\$55,162
1	2	1990	2,076	2,076	2,076	\$51,950

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1990	1,300	\$3,536
Paving - Concrete	1990	7,700	\$18,326
Light Standard - 10-30 ft High - 1 Fixture	1990	5	\$4,420
Cooler Room - Refridgeration (200 sqft/Ton)	1990	1	\$816
Cooler Room - Area - Used with X/F #15	1990	160	\$816
Cent A/C - Comm (Aprox 300 sqft/Ton)	1990	5	\$5,100

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>

#### 1.0. ADDITIONS TO ORIGINAL STRUCTURE

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

Engineer Signature: [Signature]

**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
 MIAMI-DADE COUNTY, FLORIDA


**EXHIBIT**

**3**

# EXHIBIT

**382 S Dixie Highway, Coral Gables, FL 33133**  
 Miami-Dade County, Florida

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

 Department of Business & Professional Regulation

[HOME](#) [CONTACT US](#) [MY ACCOUNT](#)

4:09:09 PM 1/16/2025

**ONLINE SERVICES**

- [Apply for a License](#)
- [Verify a Licensee](#)
- [View Food & Lodging Inspections](#)
- [File a Complaint](#)
- [Continuing Education Course Search](#)
- [View Application Status](#)
- [Find Exam Information](#)
- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

**LICENSEE DETAILS**

**Licensee Information**

Name:	GONZALEZ, FRANCISCO JAVIER (Primary Name)
Main Address:	8801 NW 15TH ST. DORAL Florida 33134-4767
County:	DADE
License Mailing:	1310 SOUTH GREENWAY DRIVE CORAL GABLES FL 33134
County:	DADE

**License Information**

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	44930
Status:	Current,Active
Licensure Date:	12/19/1991
Expires:	02/28/2025

**Special Qualifications**

Qualification	Qualification Effective
Civil	02/22/2006
Mechanical	02/01/2005
Structural 1	04/17/2012

**Alternate Names**


[View Related License Information](#)  
[View License Complaint](#)

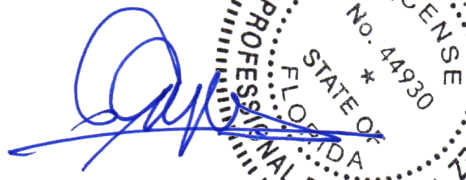
2601 Blair Stone Road, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1365

The State of Florida is an AA/EEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida. [Privacy Statement](#)

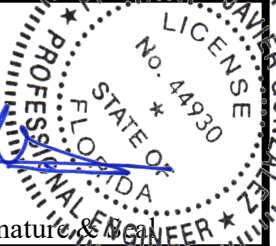
Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1365. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.

## 2.C.1. DISCIPLINE(S) OF PRACTICE

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26



Engineer Signature



**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
 MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**4**

# EXHIBIT

**382 S Dixie Highway, Coral Gables, FL 33133**  
Miami-Dade County, Florida



[Login or Register \(\)](#)



### Public Information

Search  for   Exact Phrase

Found 8 results

Sort

[Next \(\)](#) | [Top \(\)](#) | [Paging Options \(\)](#) | [Filter Options \(\)](#) | [Main Menu \(\)](#)

**Code Case Number** TICK-24-03-16519 **Status** Closed  
**Type** Tickets **Project Name**  
**Opened Date** 03/16/2024 **Closed Date** 01/22/2025  
**Address** 382 S DIXIE HWY Coral Gables, FL 33133--482  
**Main Parcel** 0341200250021  
**Description** CPM. Dirty/discolored roof.

[Previous \(\)](#) | [Next \(\)](#) | [Top \(\)](#) | [Paging Options \(\)](#) | [Filter Options \(\)](#) | [Main Menu \(\)](#)

**Code Case Number** TICK-22-10-6730 **Status** Closed - Resolved  
**Type** Tickets **Project Name**  
**Opened Date** 10/22/2022 **Closed Date** 03/10/2023  
**Address** 382 S DIXIE HWY Coral Gables, FL 33133----4  
**Main Parcel** 0341200250021  
**Description** Too many campaign signs on display.

[Previous \(\)](#) | [Top \(\)](#) | [Paging Options \(\)](#) | [Filter Options \(\)](#) | [Main Menu \(\)](#)

**Code Case Number** NOVI-22-10-1449 **Status** Closed - No Violation  
**Type** NOV **Project Name**  
**Opened Date** 10/22/2022 **Closed Date** 11/05/2022  
**Address** 382 S DIXIE HWY Coral Gables, FL 33133----4  
**Main Parcel** 0341200250021  
**Description** Complaint of bathroom at the gas station not working.

Results per page  1 - 3 of 3 << < 1 > >>

## 2.H.1. VIOLATION/UNSAFE CASES SEARCH

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature



**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**5**

# EXHIBIT

**382 S Dixie Highway, Coral Gables, FL 33133**

Miami-Dade County, Florida

NO CRACKS OBSERVED THAT SIGNAL DIFFERENTIAL SETTLEMENT.

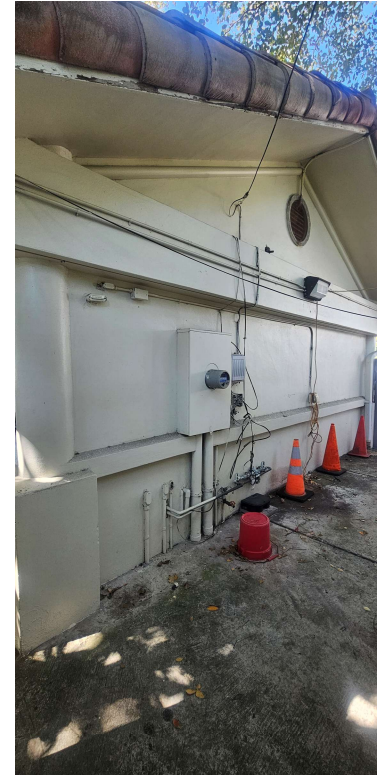
## 4.D. CRACKS OR SEPARATION THAT SIGNAL DIFFERENTIAL SETTLEMENT

Project Mgr: <b>HS</b>	Project No.: <b>01241105</b>	 Engineer Signature	<b>PHOTO EXHIBIT</b> <b>Marathon #105</b>	<b>EXHIBIT</b>
Drawn By: <b>HS</b>	Scale: <b>NONE</b>		City of Coral Gables MIAMI-DADE COUNTY, FLORIDA	<b>6</b>
Checked By: <b>FG</b>	File No.: <b>NA</b>			
Approved By: <b>FG</b>	Date: <b>01/20/26</b>			

# EXHIBIT


## 382 S Dixie Highway, Coral Gables, FL 33133

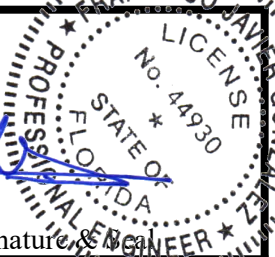
Miami-Dade County, Florida



### 5-A GENERAL ALIGNMENT

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature



**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**7**

# EXHIBIT


**382 S Dixie Highway, Coral Gables, FL 33133**

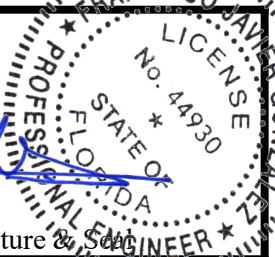
Miami-Dade County, Florida

NO PORTION SHOWING DISTRESS OBSERVED.

5.B. PORTION SHOWING DISTRESS

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature & Seal



**PHOTO EXHIBIT**  
**Marathon #105**

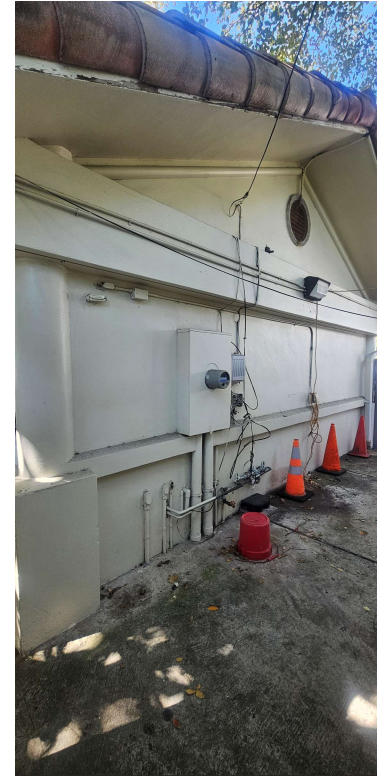
City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

EXHIBIT
8

# EXHIBIT

## 382 S Dixie Highway, Coral Gables, FL 33133

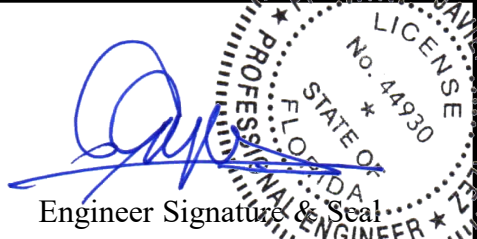
Miami-Dade County, Florida



### 5. SURFACE CONDITIONS

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

5. SURFACE CONDITIONS



Professional Engineer Seal: STATE OF FLORIDA, PROFESSIONAL ENGINEER, No. 44930, FRANCISCO JAVIER GONZALEZ

Engineer Signature

**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**9**

# EXHIBIT

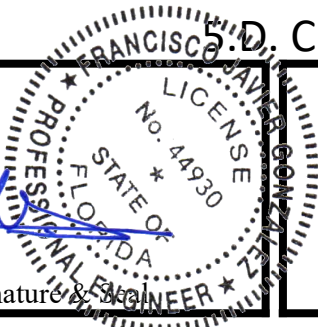
**382 S Dixie Highway, Coral Gables, FL 33133**

Miami-Dade County, Florida

NO CRACKS OBSERVED.

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No:	NA
Approved By:	FG	Date:	01/20/26

5-D. CRACKS



Engineer Signature

**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**10**

# EXHIBIT

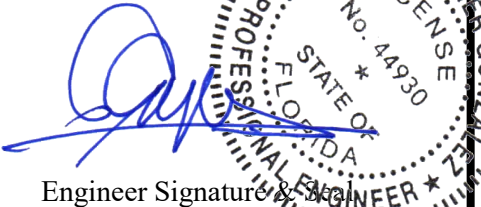
**382 S Dixie Highway, Coral Gables, FL 33133**

Miami-Dade County, Florida

NO DETERIORATION OBSERVED

## 5.E. GENERAL EXTENT OF DETERIORATION

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No:	NA
Approved By:	FG	Date:	01/20/26

The image shows a blue ink signature of a professional engineer. Overlaid on the signature is a circular professional seal for the State of Florida. The seal contains the text: "STATE OF FLORIDA", "PROFESSIONAL ENGINEER", "LICENSE No. 44930", and "SAN FRANCISCO, CALIFORNIA".

Engineer Signature

**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**11**

# EXHIBIT

**382 S Dixie Highway, Coral Gables, FL 33133**

Miami-Dade County, Florida

NO PREVIOUS PATCHING OR REPAIRS OBSERVED

## 5.F. PREVIOUS PATCHING OR REPAIRS

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature



**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

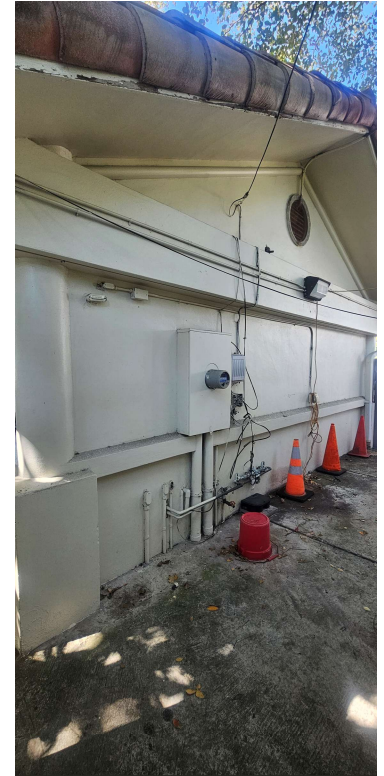
**EXHIBIT**

**12**

# EXHIBIT

382 S Dixie Highway, Coral Gables, FL 33133

Miami-Dade County, Florida



## 6. A. D. MASONRY BEARING WALL

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature



**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

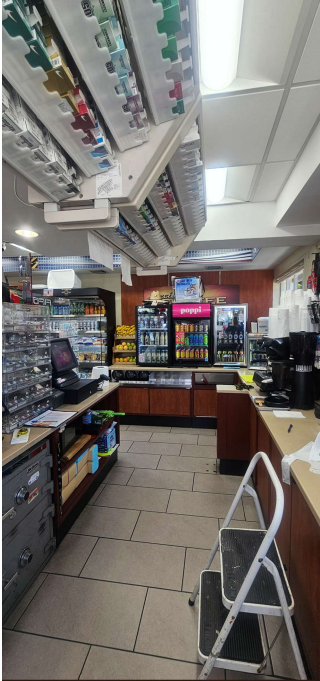
**EXHIBIT**

**13**

# EXHIBIT


382 S Dixie Highway, Coral Gables, FL 33133

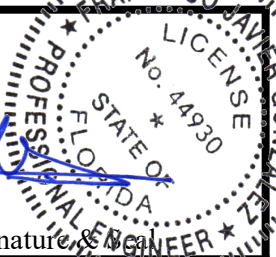
Miami-Dade County, Florida



## 6.H. INTERIOR MASONRY FINISHES

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

Engineer Signature: 



**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**14**

# EXHIBIT

382 S Dixie Highway, Coral Gables, FL 33133

Miami-Dade County, Florida



7. A. ROOF

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No:	NA
Approved By:	FG	Date:	01/20/26

Professional Engineer Seal: FRANCISCO JAVIER GONZALEZ, No. 44930, STATE OF FLORIDA, PROFESSIONAL ENGINEER.

Engineer Signature: *[Handwritten Signature]*

**PHOTO EXHIBIT**  
**Marathon #105**  
City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**  
**15**

# EXHIBIT


382 S Dixie Highway, Coral Gables, FL 33133

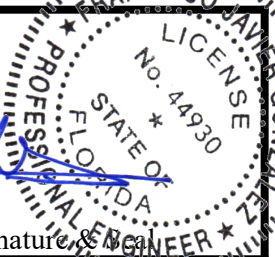
Miami-Dade County, Florida



7. A. ROOF

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature



**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**  
**16**

# EXHIBIT


382 S Dixie Highway, Coral Gables, FL 33133

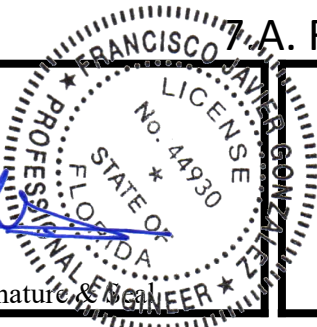
Miami-Dade County, Florida



7.A. ROOF

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature



**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**17**

# EXHIBIT


382 S Dixie Highway, Coral Gables, FL 33133

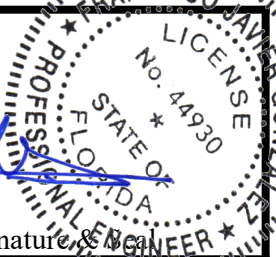
Miami-Dade County, Florida



7. A. ROOF

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature



**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

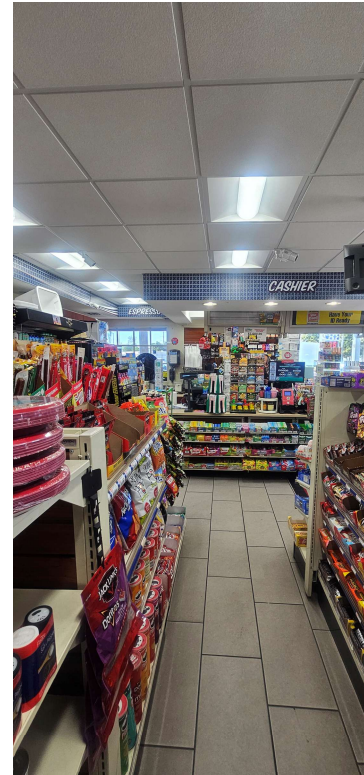
**EXHIBIT**

**18**

# EXHIBIT

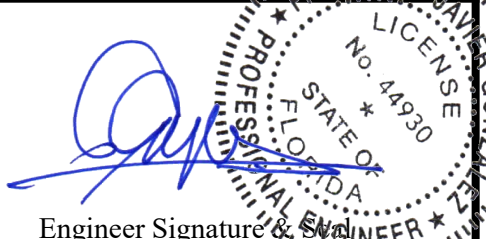
**382 S Dixie Highway, Coral Gables, FL 33133**

Miami-Dade County, Florida



## 7' B (115) FLOOR SYSTEM

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

A blue ink signature is written over a circular professional engineer seal. The seal contains the text: 'SAN FRANCISCO', 'LICENSE NO. 44930', 'STATE OF FLORIDA', 'PROFESSIONAL ENGINEER', and 'CONTRACT'. The seal is partially obscured by the signature and the text '7' B (115) FLOOR SYSTEM' above it.

Engineer Signature

**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**19**

# EXHIBIT


382 S Dixie Highway, Coral Gables, FL 33133

Miami-Dade County, Florida



## 8.(A-F) STEEL FRAMING SYSTEM

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature



**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

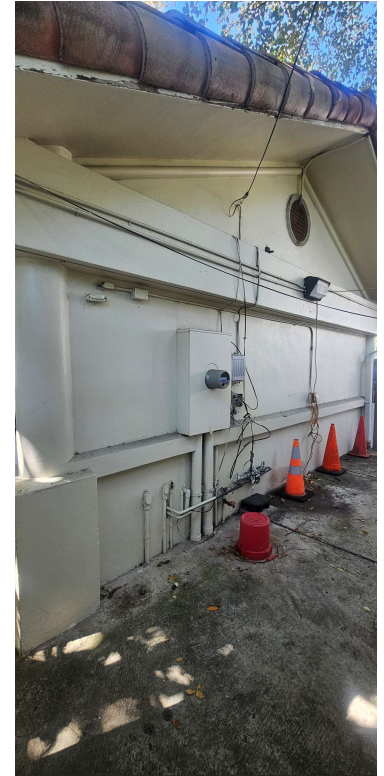
**EXHIBIT**

**20**

# EXHIBIT


## 382 S Dixie Highway, Coral Gables, FL 33133

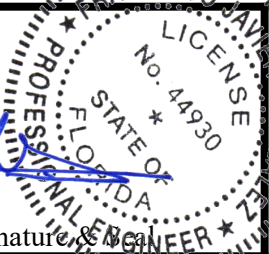
Miami-Dade County, Florida



### 9.A. CONCRETE FRAMING SYSTEM

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

Engineer Signature: 



**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**21**

# EXHIBIT

**382 S Dixie Highway, Coral Gables, FL 33133**

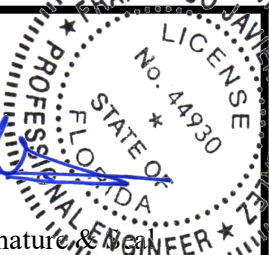
Miami-Dade County, Florida

NO CONCRETE FRAMING MEMBERS IN DISTRESS

9.F. CONCRETE FRAMING MEMBERS IN DISTRESS

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature



**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**22**

# EXHIBIT

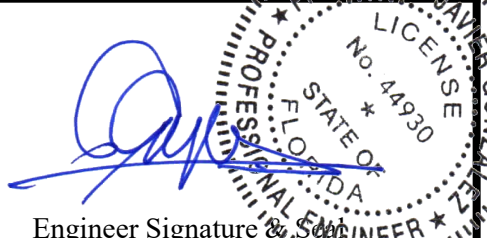
382 S Dixie Highway, Coral Gables, FL 33133

Miami-Dade County, Florida



## 10.A. WINDOWS/STOREFRONTS/CURTAIN WALLS

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature & Seal

**PHOTO EXHIBIT**  
**Marathon #105**  
City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**  
**23**

# EXHIBIT

382 S Dixie Highway, Coral Gables, FL 33133

Miami-Dade County, Florida



## EXTERIOR DOORS

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature

  
FRANCIS J. MARATHON  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 44930

**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**24**

# EXHIBIT


**382 S Dixie Highway, Coral Gables, FL 33133**

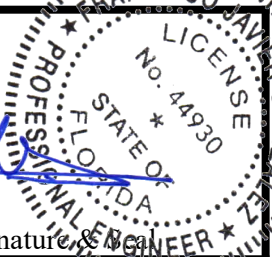
Miami-Dade County, Florida



## 11 WOOD FRAMING SYSTEM

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature



**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**25**

# EXHIBIT

**382 S Dixie Highway, Coral Gables, FL 33133**

Miami-Dade County, Florida

NOT A THRESHOLD BUILDING

## 12. BUILDING FACADE INSPECTION (THRESHOLD BUILDINGS)

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No:	NA
Approved By:	FG	Date:	01/20/26

The image shows a blue ink signature of a professional engineer over a circular seal. The seal contains the text: "STATE OF FLORIDA", "PROFESSIONAL ENGINEER", "LICENSE No. 44930", and "MIAMI-DADE COUNTY, FLORIDA".

Engineer Signature

**PHOTO EXHIBIT**  
**Marathon #105**

City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**

**26**

# EXHIBIT

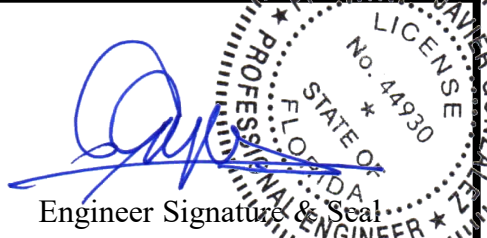
382 S Dixie Highway, Coral Gables, FL 33133

Miami-Dade County, Florida



## 13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

Project Mgr:	HS	Project No.:	01241105
Drawn By:	HS	Scale:	NONE
Checked By:	FG	File No.:	NA
Approved By:	FG	Date:	01/20/26

  
Engineer Signature & Seal

**PHOTO EXHIBIT**  
**Marathon #105**  
City of Coral Gables  
MIAMI-DADE COUNTY, FLORIDA

**EXHIBIT**  
**27**

**Coral Gables City Hall  
Development Service - Building Division  
427 Biltmore Way,  
Coral Gables, FL 33134**

**January 20, 2026**

RE: Recertification for the Building located at 382 S Dixie Highway  
Folio # 03-4120-025-0021  
Building #1

Dear Building Official:

Attached is my Electrical Report for Minimum Inspection for a Recertification of the above structure.

This report is for a gas station/ convenience store. It is well maintained and is in good condition. Our inspection procedures followed the Jurisdictional Minimum Inspection Procedural Guidelines.

As noted in our report, the building has no electrical deficiencies or life safety issues related to the electrical system.

**THE BUILDING IS ELECTRICALLY SAFE FOR THE SPECIFIED USE AND CONTINUED OCCUPANCY.**

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

Please feel free to contact me anytime regarding this letter.

Respectfully submitted,

A blue ink handwritten signature of Francisco J. Gonzalez is written over a circular professional engineer license seal. The seal contains the text: "FRANCISCO JAVIER GONZALEZ", "LICENSE", "No. 44930", "STATE OF FLORIDA", and "PROFESSIONAL ENGINEER".

This item has been electronically signed and sealed using a Digital Signature. Printed copies of the document are not considered signed and sealed and must be verified on any electronic copies.

Francisco J. Gonzalez, P.E.  
Professional Engineer # 44930  
State of Florida



**BUILDING RECERTIFICATION INSPECTION REPORT FORM - ELECTRICAL**

- Initial Inspection Report       Amended Inspection Report after completion of repairs

**Licensed Engineer(s) or Architect(s) Responsible for Recertification Inspection**

Inspection Firm Name (if applicable): Mendheim Construction LLC  
Address: 8801 NW 15th St. Doral, FL 33172  
Telephone Number: 786-230-6065      Email: admin@houseofthermography.com

Assuming Responsibility for:  All  Portion      If portion, please list:

Inspection Commencement Date: 1/20/26      Inspection Completion Date: 1/20/26

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Recertification Inspections or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check the condition that applies:

- Dangerous Condition Observed. Notify Building Official within 10 days  
 Immediate Dangerous Condition Observed. Notify Building and Fire Officials within 24 hours  
 Maintenance needed but does not rise to the level of Dangerous  
 Passed the Inspection

This item has been electronically signed and sealed using a Digital Signature. Printed copies of the document are not considered signed and sealed and must be verified on any electronic copies.

Licensed Design Professional:  Engineer       Architect

Name: Francisco J. Gonzalez

License Number: PE# 44930

I am qualified to practise in the discipline in which I am hereby signing:

Signature:

Date: 1/24/26



This report has been based upon the minimum inspection requirements of Miami-Dade County Code Sec. 8-11(f). To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the electrical system, based on careful evaluation of conditions, to the extent reasonably possible.

# MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION



**CASE REFERENCE NUMBER:**

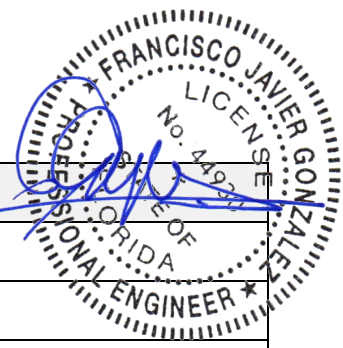
**JURISDICTION NAME:**

N/A

City of Coral Gables

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

<b>1. DESCRIPTION OF BUILDING</b>	
a. Name on Title: <b>SUNSHINE GASOLINE DISTRIBUTORS INC</b>	
b. Building Street Address: <b>382 S DIXIE HWY</b>	Bldg. #: <b>1</b>
c. Legal Description: <b>See attached.</b>	Attached: <input checked="" type="checkbox"/>
d. Owner's Name: <b>SUNSHINE GASOLINE DISTRIBUTORS INC</b>	
e. Owner's Mailing Address: <b>1650 NW 87TH AVE, MIAMI, FL 33172</b>	
f. Owner's email: <b>mzamora@sunshinegasoline.com</b>	
g. Owner's Contact Phone Number: <b>786-606-0917</b>	
h. Corresponding Property Folio Number: <b>03-4120-025-0021</b>	
i. Name of Condominium or Cooperative Association (if applicable):	
N/A	
j. Building Code Occupancy Classification: <b>Mercantile Group M</b>	
k. Present Use: <b>Gas Station/ Convenience Store</b>	
l. General description, type of construction, size, number of stories, and special features:	
The Convenience Store is a one-story building with a gable roof with clay tiles, wood trusses, concrete beams, concrete columns, and a concrete slab on grade. The Fuel Canopy is steel framed with steel columns, steel beams, gable shaped metal panel roof deck, and clay tiles. All in good condition.	
m. Number of Stories: <b>1</b>	n. Is this a Threshold Building <sup>1</sup> as per 553.71(12) F.S. (Yes/No): <b>No</b>
o. Additional Comments:	
N/A	



**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **October 1, 2024**

b. Date(s) of actual inspection: **January 20, 2026**

c. Name and qualifications of licensee submitting report:  
**Francisco J. Gonzalez, FL PE# 44930**

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

1. If required, describe, and indicate acceptance:  
**No electrical repairs required.**

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

1. Explanation/Conditions:  
**No electrical repairs required.**

Hover mouse to learn about photos.

**3. ELECTRICAL SERVICE** PROVIDE PHOTO 3

a. Size: Voltage ( **240** ) Amperage ( **400** ) Type: Fuses ( **No** ) Breakers ( **Yes** )

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

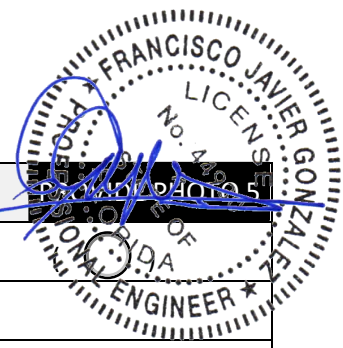
c. Condition: Good (  ) Fair (  ) Needs Repair (  )

Comments:  
**The electrical service consists of a single phase 400 A Main Breaker Service Disconnect in Panel A and is in good condition. The Max Rec Demand is 17.25 KW (72 A).**

**4. METERING EQUIPMENT** PROVIDE PHOTO 4

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

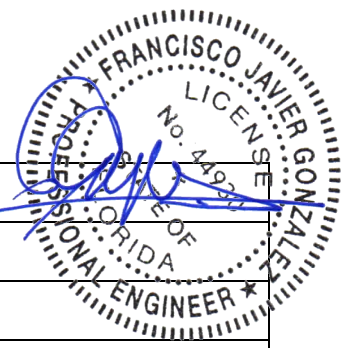
Comments:  
**Metering equipment was inspected during site survey and no deficiencies were observed.**



<b>5. ELECTRIC ROOMS</b>	Not Applicable: <input checked="" type="checkbox"/>
1. Clearances:	Good ( <input checked="" type="radio"/> )      Fair ( <input type="radio"/> )      Needs Correction
Comments:	
No dedicated electrical room.	

<b>6. GUTTERS</b>	Not Applicable: <input type="checkbox"/>	<b>PROVIDE PHOTO 6</b>
1. Location:	Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )	
2. Taps and Fill:	Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )	
Comments:		
Gutters were inspected during the site survey and no deficiencies were observed at the time of the inspection.		

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

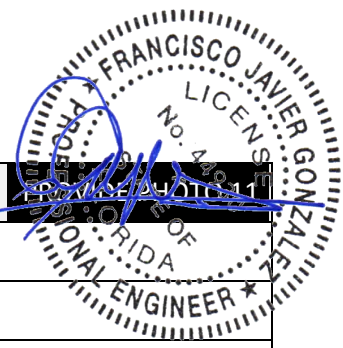


Comments:  
All Electrical Panels in good condition.

<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: Branch circuits were inspected during site survey and no deficiencies were observed.				

<b>9. GROUNDING OF SERVICE</b>		<b>PROVIDE PHOTO 9</b>
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments: Grounding of service inspected during site survey and no deficiencies were observed.		

<b>10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM</b>		<b>PROVIDE PHOTO 10</b>
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments: Grounding of equipment was inspected during site survey and no deficiencies were observed.		



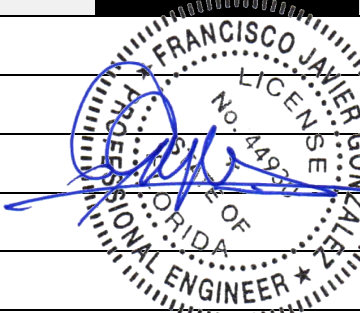
<b>11. SERVICE CONDUIT/RACEWAYS</b>
Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )
Comments:
Service conduit/raceways inspected during site survey and no deficiencies were observed.

<b>12. GENERAL CONDUIT/RACEWAYS</b>	<b>PROVIDE PHOTO 12</b>
Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )	
Comments:	
General conduit/raceways were inspected during site survey and no deficiencies were observed.	

<b>13. WIRE AND CABLES</b>	<b>PROVIDE PHOTO 13</b>
Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )	
Comments:	
Wire and cables were inspected during site survey and no deficiencies were observed.	

<b>14. BUSWAYS</b>	Not Applicable: <input checked="" type="checkbox"/>	<b>PROVIDE PHOTO 14</b>
Good ( <input type="radio"/> )      Needs Repair ( <input type="radio"/> )		
Comments:		
No busways installed.		

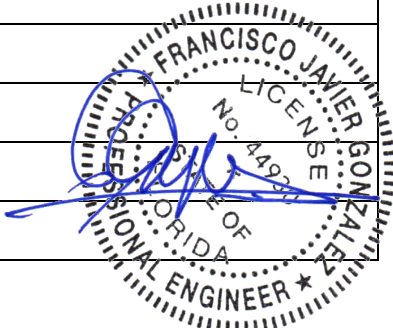
<b>15.THERMOGRAPHY INSPECTION RESULTS</b>	Not Applicable: <input type="checkbox"/>	<b>PROVIDE PHOTO 15</b>
Design Professional to summarize results below. Attach thermography report by certified thermographer.		
Are there any anomalies reported in the thermography report? (Yes/No): No		
Comments: No thermal anomalies reported in the thermography report written by House of Thermography, LLC, signed and sealed by Hermes Soza, Level III Master Thermographer.		

<b>16.OTHER CONDUCTORS</b>	<b>PROVIDE PHOTO 16</b>
Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )	
Comments:	
No other conductors observed.	

<b>17.TYPES OF WIRING METHODS</b>	<b>PROVIDE PHOTO 17</b>
1. Conduit Raceways Metallic: Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
2. Conduit PVC: Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
3. NM Cable: Good ( <input type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input checked="" type="radio"/> )	
4. Other Conductors/Cables: Good ( <input type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input checked="" type="radio"/> )	
a. Other Conductors/Cables (Specify):	
Comments:	
Wiring methods inspected during site survey and no deficiencies were observed.	

<b>18.EXISTING EMERGENCY LIGHTING (BUILDING INTERIOR)</b>	<b>PROVIDE PHOTO 18</b>
Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
Comments:	
Emergency lighting in good condition.	

<b>19. EXISTING BUILDING EGRESS ILLUMINATION (BUILDING EXTERIOR)</b>	<b>PROVIDE PHOTO 19</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
N/A ( <input type="radio"/> )	
Comments:	
Building egress illumination in good condition.	

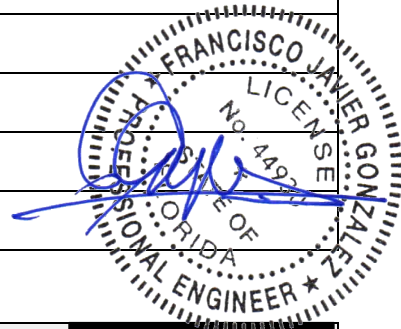


<b>20. EXISTING FIRE ALARM SYSTEM</b>	<b>PROVIDE PHOTO 20</b>
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )
N/A ( <input checked="" type="radio"/> )	
Comments:	
No fire alarm system installed.	

<b>21. EXISTING SMOKE DETECTORS (Part of a fire alarm system only)</b>	Not Applicable: <input checked="" type="checkbox"/>	<b>PROVIDE PHOTO 21</b>
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input checked="" type="radio"/> )
Comments:		
No smoke detectors installed.		

<b>22. EXISTING EXIT SIGNS (ILLUMINATED)</b>	<b>PROVIDE PHOTO 22</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
N/A ( <input type="radio"/> )	
Comments:	
Exit lights were inspected during site survey and no deficiencies were observed.	

<b>23. EMERGENCY GENERATOR</b>	<b>PROVIDE PHOTO 23</b>
Good ( <input type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input checked="" type="radio"/> )	
Comments:	
No emergency generator.	



<b>24. WIRING IN OPEN OR UNDERCOVER PARKING GARAGE AREAS</b>	<b>PROVIDE PHOTO 24</b>
Good ( <input checked="" type="radio"/> )      Requires Additional Illumination ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
Comments:	
Wiring in good condition.	

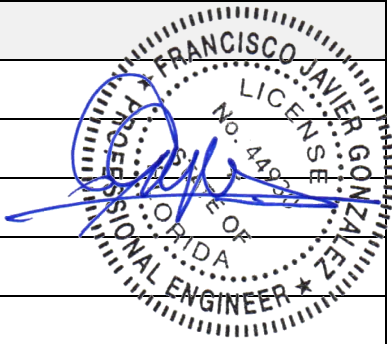
<b>25. OPEN OR UNDERCOVER PARKING GARAGE AND EGRESS ILLUMINATION</b>	<b>PROVIDE PHOTO 25</b>
Good ( <input checked="" type="radio"/> )      Requires Additional Illumination ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
Comments:	
Illumination in good condition.	

<b>26. SWIMMING POOL WIRING</b>	<b>PROVIDE PHOTO 26</b>
Good ( <input type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input checked="" type="radio"/> )	
Comments:	
No swimming pool.	

<b>27. WIRING TO MECHANICAL EQUIPMENT</b>	<b>PROVIDE PHOTO 27</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
N/A ( <input type="radio"/> )	
Comments:	
Wiring to mechanical equipment inspected during site survey and no deficiencies were observed.	

<b>28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES</b>	N/A: <input checked="" type="checkbox"/>	<b>PROVIDE PHOTO 28</b>
CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:		
Number of Levels Below Grade Plane: N/A		
A. Are the sump pumps operational? Select: (Yes/Need Repair/N/A)		
Explanation: N/A		
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: N/A		
2. Are they equipped with sensors that prevent the cab from descending into a flooded hoistway?		
Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation: N/A		
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: N/A		

<b>29. GENERAL ADDITIONAL COMMENTS</b>
N/A



**Reset Form**



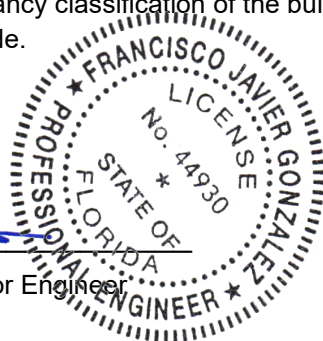
**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY**

Case No. N/A  
Folio No. 03-4120-025-0021  
Property Address: 382 S DIXIE HWY  
Bldg. No. 1, Sq. Footage: 2,940  
Building Description: Gas Station/ Convenience Store

- I am a Florida registered professional  engineer /  architect with an active license.
- On January 20, 2026, at 9:00  AM /  PM, I measured the level of illumination in the parking lot(s) serving the above-referenced building.
- Maximum 22.2 foot candle  
Minimum 3.6 foot candle  
Maximum to Minimum Ratio 6.2:1 foot candle
- 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 the Miami-Dade County Code.

This item has been electronically signed and sealed using a Digital Signature. Printed copies of the document are not considered signed and sealed and must be verified on any electronic copies.

  
Signature and Seal of Architect or Engineer



Francisco J. Gonzalez

Print Name

1-24-2026

Date