



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 4/12/2017

Property Information	
Folio:	03-4117-005-4130
Property Address:	210 ALMERIA AVE Coral Gables, FL 33134-5904
Owner	THE IBIS-JUMBO COMPANY
Mailing Address	520 HARBOR DR KEY BISCAVNE, FL 33149-1707
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,104 Sq.Ft
Lot Size	2,900 Sq.Ft
Year Built	1946



Assessment Information			
Year	2016	2015	2014
Land Value	\$400,200	\$394,400	\$353,800
Building Value	\$299,800	\$355,600	\$420,800
XF Value	\$0	\$0	\$0
Market Value	\$700,000	\$750,000	\$774,600
Assessed Value	\$700,000	\$750,000	\$694,320

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction			\$80,280

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

Short Legal Description
17 54 41 C GABLES CRAFTS SEC PB 10-40 LOTS 18 & 19 BLK 15 LOT SIZE 2900 SQUARE FEET OR 17879-4142 1197 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$700,000	\$750,000	\$694,320
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$700,000	\$750,000	\$774,600
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$700,000	\$750,000	\$694,320
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$700,000	\$750,000	\$694,320

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/01/1997	\$300,000	17879-4142	Sales which are qualified

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

Version:

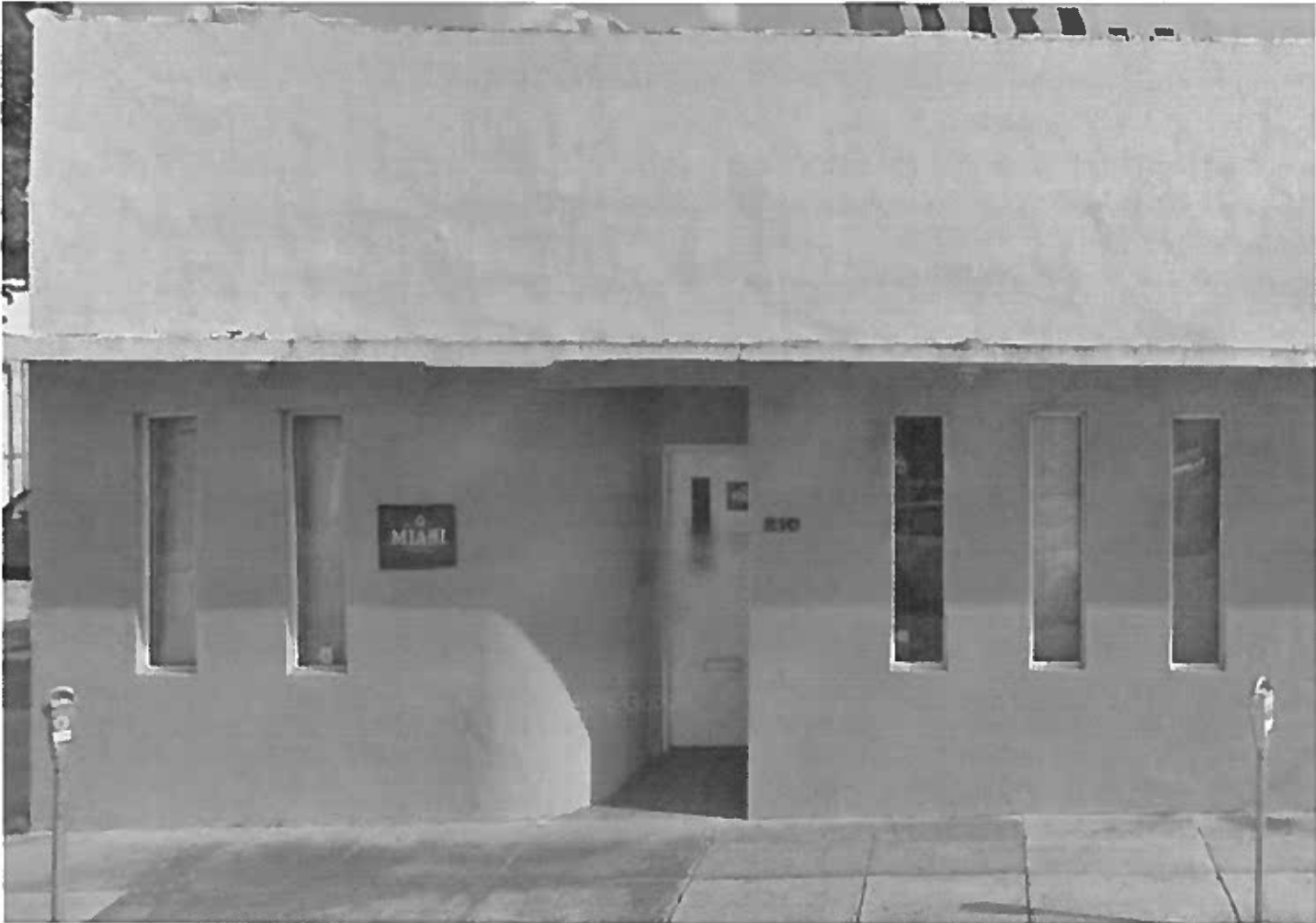
CITY'S

EXHIBIT 1

210 Almeria Avenue

<p><u>Owner</u> The Ibis-Jumbo Company 520 Harbor Dr Key Biscayne, FL 33149-1707</p>	<p><u>Owner (Registered Agent)</u> The Ibis-Jumbo Company James R. Sloto, Esq. c/o Registered Agent 9100 S Dadeland Blvd Ste 1607 Miami, FL 33156-7814</p>
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210 ALMERIA AVENUE





Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-08-09-1220	09/25/2008	210-14 ALMERIA AVE	BOA COMPLETE (LESS THAN \$75,000)	PAINT TO MATCH EXISTING EXTERIOR WALLS BM-816 (BLUE), TRIM WHITE \$1500	issued	09/26/2008		0.00
CE-14-10-2379	10/07/2014	210 ALMERIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	pending			145.00
CE-14-10-2438	10/08/2014	210 ALMERIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/16/2014	10/16/2014	0.00
RC-17-04-1598	04/12/2017	210 ALMERIA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1946) CONSTRUCTION REGULATION BOARD CASE #17-5968 AND UNSAFE STRUCTURES FEE	approved			980.63
ZN-08-09-1223	09/25/2008	210-14 ALMERIA AVE	PAINT / RESURFACE FL / CLEAN	CLEAN/PAINT EXT WALLS BM 816 (BLUE) AND TRIM (WHITE) AS EXISTING \$1,500	final	09/26/2008	11/19/2008	0.00

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

CITY'S

EXHIBIT

2




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

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

Occupant Name:	Miami Photo	Inspection Date:	2/18/2016
Address:	210 Almeria Avenue	InspectionType:	AA-Tactical, Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Tim Mungovan 305-460-5563
Suite:		Occ. Sq. Ft.:	1380

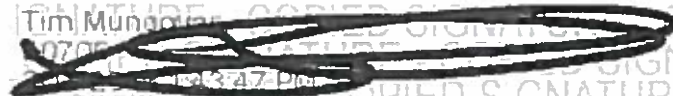
No violations noted at this time.

Company Representative:

nicole estrada

2/18/2016 1:43:47 PM
Signature valid only in mobile-eye documents

nicole estrada
2/18/2016

Inspector:

Tim Mungovan

2/18/2016 1:43:47 PM
Signature valid only in mobile-eye documents

Tim Mungovan
2/18/2016

CITY'S

EXHIBIT

3



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3932 6005 0896

THE IBIS-JUMBO COMPANY
C/O JAMES SOTO
9100 S DADIELAND BLVD #1607
MIAMI, FL 33156

RE: 210 ALMERIA AVE, CORAL GABLES, FL
FOLIO # 03-4117-005-4130
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1946.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification, it must be approved.

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

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S 'Composite
EXHIBIT 4

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

THE IBIS-JUMBO COMPANY
C/O JAMES SLOTO
9100 S DADELAND BLVD #1607
MIAMI, FL 33156



9590 9402 1194 5246 9255 09

2. Article Number (Transfer from service label)

9171082133393260050896

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/28/16

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

3. Service Type

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-5968

vs.

THE IBIS-JUMBO COMPANY
520 Harbor Drive
Key Biscayne, Florida 33149-1707

Return receipt number:

91 7108 2133 3932 6150 7306

Respondent.

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

Date: April 28, 2017

Re: **210 Almeria Avenue**, Coral Gables, Florida 33134-5904, and legally described as Lots 18 & 19, Block 15, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-4130 ("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-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

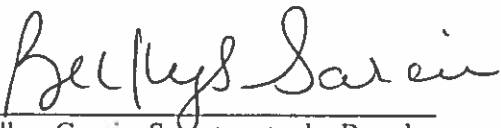
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on May 15, 2017, at 2:00 p.m.

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

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

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

Please govern yourself accordingly.



Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

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

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

C:

The Ibis-Jumbo Company, James R. Sloto, Esq., c/o Registered Agent, 9100 S. Dadeland Boulevard, Suite 1607, Miami, Florida 33156-7814



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 17-5968

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 210 ALMERIA AVE, ON 4-28-17
AT 8:55 AM.

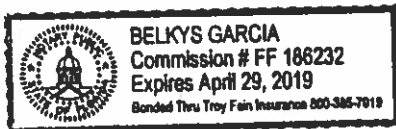
JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

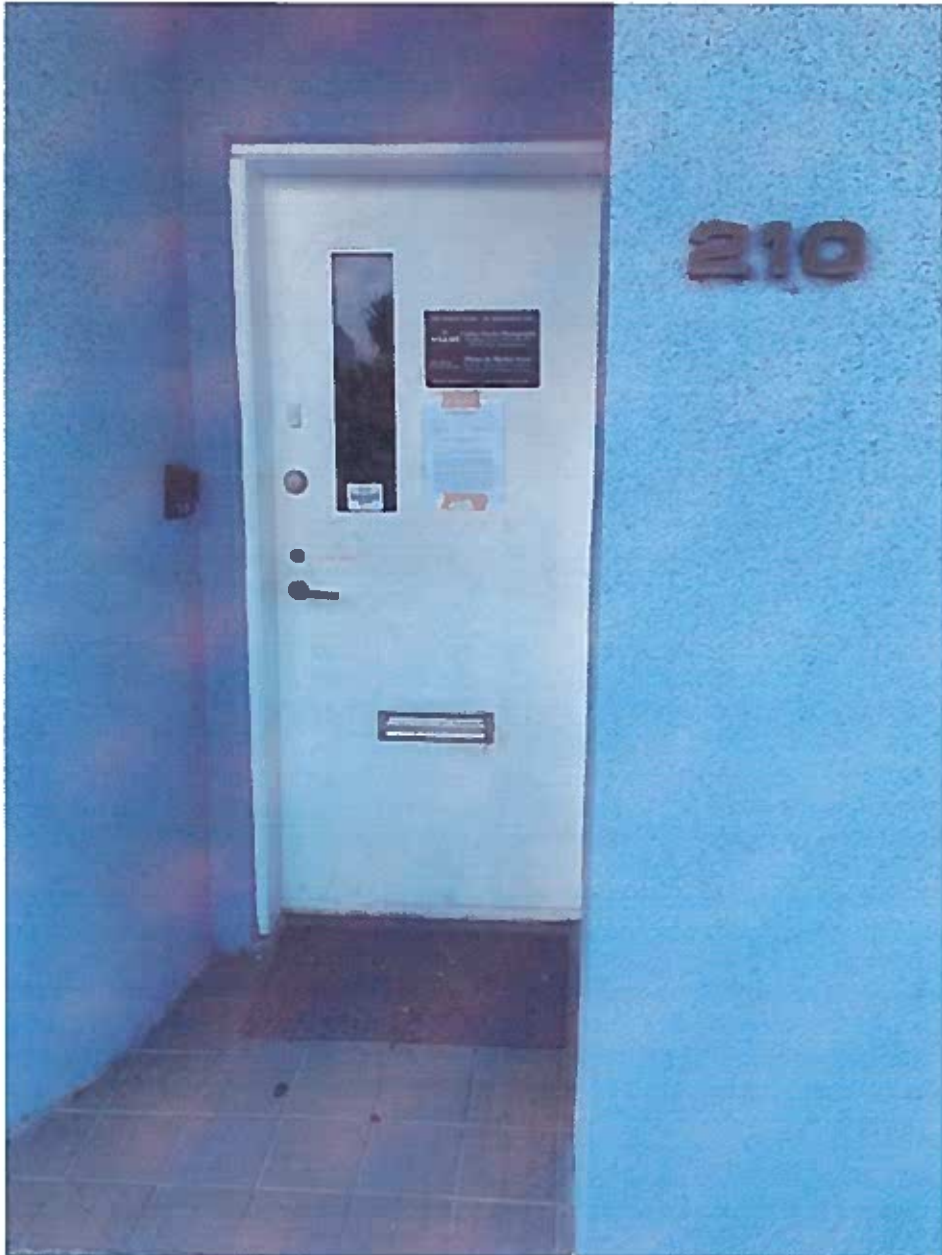
Sworn to (or affirmed) and subscribed before me this 28th day of April, in
the year 20 17, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

210 ALMERIA AVENUE



OFF. REC. 1787904142

THIS INSTRUMENT PREPARED BY:

JOHN M. THORSON, Esq.
THE LAW CENTER, SUITE ONE
870 BISCAYNE AVENUE
CORAL GABLES, FL 33134
(305) 442-0444

97R537540 1997 NOV 24 14:34

RETURN TO:

ROBERT C. McCLYMOND, Esq.
7000 Red Road, 600
South Miami, Miami Beach
(305) 857-7000

DOCSTPDEE 1,800.00 SURTX 1,350.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

WARRANTY DEED

THIS INDENTURE made this 21 day of November, 1997, **BETWEEN TRIPLE PHOENIX ASSOCIATES, INC.**, a Florida corporation, 210 Almeria Avenue, Coral Gables, Florida 33134, Grantor, and **THE IBS-JUMBO COMPANY**, a Florida corporation, 520 Harbor Drive, Key Biscayne, Florida 33149, Grantee*.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators and assigns forever the following described land situated in Miami-Dade County, Florida:

Lots 18 and 19, in Block 15, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Folio No: 03-4117-006-4130

SUBJECT TO: Restrictions, reservations, and easements of record without the intention of reimposing any of the same; taxes and assessments for the year 1997 and thereafter; matters that would be disclosed by an accurate survey of the property; and all applicable environmental, zoning and land use ordinances.

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

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

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

TRIPLE PHOENIX ASSOCIATES, INC., a Florida corporation

sign [Signature]
print John M. Thorson

By [Signature]
JOSE F. TRILLOS, President
Address: 210 Almeria Avenue
Coral Gables, Florida 33134

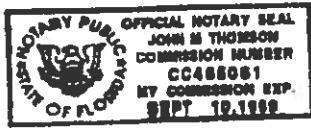


sign [Signature]
print Robert C. McClymonds

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD # 97-11
HARVEY RUVIN
CLERK OF DADE COUNTY

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 21 day of November, 1997, by JOSE F. TRILLOS, President of TRIPLE PHOENIX ASSOCIATES, INC., a Florida corporation.



[Signature]
Notary Public's Signature
Personally Known Y
Personal Identification _____
Type: _____



DIVISION of
CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Florida Profit Corporation
THE IBIS-JUMBO COMPANY

Filing Information

Document Number P95000080763
FEI/EIN Number 65-0641902
Date Filed 10/20/1995
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 09/02/2004
Event Effective Date NONE

Principal Address

520 HARBOR DRIVE
KEY BISCAYNE, FL 33149-1707

Changed: 05/01/1996

Mailing Address

520 HARBOR DRIVE
KEY BISCAYNE, FL 33149-1707

Changed: 05/01/1996

Registered Agent Name & Address

SLOTO, JAMES RESQ.
ONE DATRAN CENTER
9100 SOUTH DADELAND BLVD., SUITE 1607
MIAMI, FL 33156

Name Changed: 07/21/2003

Address Changed: 01/26/2015

Officer/Director Detail

Name & Address

Title PD

CARRAZANA, ALICIA M
520 HARBOR DRIVE
KEY BISCAYNE, FL 33149-1707

Title TD

CARRAZANA, ENRIQUE A
520 HARBOR DRIVE
KEY BISCAYNE, FL 33149-1707

Title VD

CARRAZANA, ENRIQUE J
520 HARBOR DRIVE
KEY BISCAYNE, FL 33149-1707

Annual Reports

Report Year	Filed Date
2014	01/12/2014
2015	01/26/2015
2016	01/25/2016

Document Images

01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/26/2015 -- ANNUAL REPORT	View image in PDF format
01/12/2014 -- ANNUAL REPORT	View image in PDF format
01/29/2013 -- ANNUAL REPORT	View image in PDF format
01/09/2012 -- ANNUAL REPORT	View image in PDF format
01/19/2011 -- ANNUAL REPORT	View image in PDF format
02/05/2010 -- ANNUAL REPORT	View image in PDF format
01/16/2009 -- ANNUAL REPORT	View image in PDF format
01/22/2008 -- ANNUAL REPORT	View image in PDF format
01/25/2007 -- ANNUAL REPORT	View image in PDF format
02/20/2006 -- ANNUAL REPORT	View image in PDF format
02/01/2005 -- ANNUAL REPORT	View image in PDF format
09/02/2004 -- Amendment	View image in PDF format
02/05/2004 -- ANNUAL REPORT	View image in PDF format
07/21/2003 -- Reg. Agent Change	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format