



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: July 11, 2016

CASE NO.: 16-5182

BUILDING ADDRESS: 737 Valencia Ave

FOLIO NUMBER: 03-4117-008-1820

OWNER: Alliance Starlight III, LLC

USE: Multifamily Property

OF LIVING UNITS: 4

PENDING RECERTIFICATION: 2015

DESCRIPTION AND DEFECTS OF BUILDING: The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

- 4/15/05 Letter from the City advising of 40/10 Year Recertification required (2005)
- 8/16/05 Second Notice
- 11/06/05 Recertification Report rejected; electrical repairs needed
- 12/06/05 Final notice
- 4/19/06 Case was heard by Miami-Dade County Unsafe Structures Board (45 days to comply)
- 6/20/06 Letter from owner of intent to demolish structure
- 7/06/06 Property non-Compliant with the Board order
- 4/20/15 Letter from the City advising of 40/10 Year Recertification required
- 6/22/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

TO DATE THE OWNER HAS NOT: Submitted the Recertification Report and/or letter from the Architect or Engineer requesting recertification for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: a) Submit the 40/10 Year Recertification Report prepared by a licensed Architect or Engineer within thirty (30) days of the Board's Order. b) \$250 daily fine be imposed if property is not recertified within the thirty (30) day deadline. c) if all requirements are not completed within the thirty (30) days the Building Official is to revoke the Certificate of Occupancy and all tenants are to evacuate the premises; d) Development Services Department to send tenants notice of the Boards order.

PERMIT ACTIVITY: None related to the structure's recertification.

Presented by: Virginia Goizueta, Building Services Coordinator, City of Coral Gables



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/21/2016

Property Information	
Folio:	03-4117-008-1820
Property Address:	737 VALENCIA AVE Coral Gables, FL 33134-5659
Owner	ALLIANCE STARLIGHT III LLC
Mailing Address	340 MINORCE AVE STE # 9 CORAL GABLES, FL 33134
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 6 / 0
Floors	2
Living Units	4
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	5,014 Sq Ft
Lot Size	10,800 Sq Ft
Year Built	1955



Assessment Information			
Year	2015	2014	2013
Land Value	\$702,000	\$594,000	\$648,000
Building Value	\$244,222	\$10,364	\$211,659
XF Value	\$7,375	\$0	\$7,544
Market Value	\$953,597	\$604,364	\$867,203
Assessed Value	\$664,800	\$604,364	\$867,203

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$288,797		

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

Short Legal Description
CORAL GABLES BILTMORE SEC PB 20-28 LOTS 37 TO 40 INC BLK 10 LOT SIZE 100.000 X 108 COC 24068-0800 12 2005 6

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$664,800	\$604,364	\$867,203
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$953,597	\$604,364	\$867,203
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$664,800	\$604,364	\$867,203
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$664,800	\$604,364	\$867,203

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/2005	\$2,707,500	24068-0800	Other disqualified
01/01/2001	\$1,040,000	19468-0281	Sales which are qualified
04/01/1984	\$380,000	12119-0804	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



737 Valencia Ave



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 [Contact](#)

Permits and Inspections: Search Results

[New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-10-07-5251	07/28/2010	737 VALENCIA AVE	CODE ENF WARNING PROCESS	WT13906 CE WARNING 62-133 CITY CODE (ORW) SOFA ON SIDEWALK	final	07/28/2010	07/28/2010	0.00
CE-13-02-0675	02/12/2013	737 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/21/2013	02/21/2013	0.00
CE-15-02-0372	02/06/2015	737 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/18/2015	02/18/2015	0.00
RC-16-06-7499	06/21/2016	737 VALENCIA AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5182 AND UNSAFE STRUCTURES FEE	approved			980.63

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

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**City of Coral Gables
Fire Department**

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

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

Occupant Name:	737 Valencia Ave. Apartments - 5 units	Inspection Date:	8/20/2015
Address:	737 Valencia Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

Inspector Comments:

Unable to gain access 8/20/15.

**Company
Representative:**


Signature valid only in mobile-eyes documents

No Signature
8/20/2015

Inspector:


Signature valid only in mobile-eyes documents

Leonard Veight
8/20/2015

CITY'S

EXHIBIT

3



The City of Coral Gables

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

4/20/2015

VIA CERTIFIED MAIL

ALLIANCE STARLIGHT III LLC
340 MINORCE AVE STE # 9
CORAL GABLES, FL 33134

RE: 737 VALENCIA AVE, Coral Gables, Florida
FOLIO # 03-4117-008-1820
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 1955.

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5182

vs.

ALLIANCE STARLIGHT III, LLC
340 Minorca Avenue, Suite 9
Coral Gables, Florida 33134-4320

Return receipt number:

91 7108 2133 3932 7177 0271

Respondent.

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

Date: June 22, 2016

Re: **737 Valencia Avenue**, Coral Gables, Florida 33134-5659 and legally described as Lots 37 to 40 Inc Block 10, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-1820 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on July 11, 2016, 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.

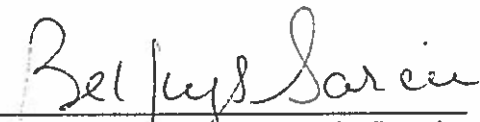
If the Required Action is not completed before the above hearing date, the Building Official may order

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 contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

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.

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.

ADA Assistance: The City complies with the provisions of the Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.

C:

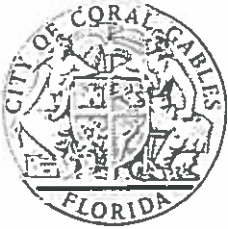
Alliance Starlight III, LLC, 4091 Laguna Street, Coral Gables, Florida 33146-1406

Alliance Starlight III, LLC, c/o Registered Agents of Florida, LLC, 100 S.E. 2nd Street, Suite 2900, Miami, Florida 33131-2119

Ocean Bank, 780 N.W. 42nd Avenue, Miami, Florida 33126-5540

737 Valencia Avenue





CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5182

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 737 Valencia Avenue, ON 6-22-16
AT 9:10am.

JOSE PAZ
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 22nd day of June, in
the year 20 16, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public



CFN 2005R1315856
 DR Bk 24068 Pg 0800; (1ps)
 RECORDED 12/20/2005 10:11:04
 DEED DOC TAX 16,245.00
 SURTAX 12,183.75
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

This instrument prepared by:
 Fred E. Glickman, Esq.
 Dadeland Towers, Suite 508
 9200 S. Dadeland Boulevard
 Miami, Florida 33158

Property Appraisers Parcel
 I.D. (Folio) Number(s): 03-4117-008-1820
 03-4117-008-1880

WARRANTY DEED

THIS WARRANTY DEED made this 14th day of December, 2005, by THE TIEN FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, whose post office address is 901 Ponce De Leon Boulevard, Suite 401, Miami, Florida 33134, hereinafter called the grantor, to ALLIANCE STARLIGHT II, LLC, a Florida limited liability company, whose post office address is 4091 Laguna Street, Coral Gables, Florida 33146, hereinafter called the grantee:

(Wherever used herein the terms "grantor(s)" and "grantee(s)" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee(s), all that certain land situate in Miami-Dade County, Florida, viz:

Lots 37, 38, 39, 40, and 41, in Block 10, CORAL GABLES, BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Dade County, Florida.

Commonly Known As: 737 & 741 Valencia Avenue, Coral Gables, Florida 33134

Granteee shall take title subject to (1) zoning restrictions imposed by governmental authority; (2) restrictions and matters appearing on the plat, or otherwise common to the subdivision; (3) taxes for year of closing; (4) easements, covenants, conditions, and restrictions of record which do not render the title unmarketable or adversely affect the present use of the property.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

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

Signed, sealed and delivered in our presence

TIEN FAMILY LIMITED PARTNERSHIP

Printed Name: Ricardo del Rio

YIFE TIEN, AS PRESIDENT OF
 VERDES WAY, INC., GENERAL PARTNER

Printed Name: Juana Loida Garcia

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

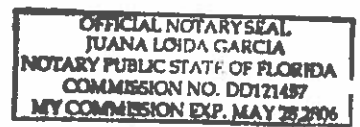
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Yife Tien, as President of Verdes Way, Inc., a Florida corporation, as general partner of the Tien Family Limited Partnership, a Florida limited partnership on behalf of said corporation and limited partnership, he is known to me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of December, 2005.

Notary Public State of Florida

11/20/05 CFN#2005R1315856

My commission expires:





Detail by Entity Name

Florida Limited Liability Company

ALLIANCE STARLIGHT III, LLC

Filing Information

Document Number	L05000061800
FEI/EIN Number	20-3034017
Date Filed	06/21/2005
State	FL
Status	ACTIVE

Principal Address

340 MINORCA AVE
SUITE 9
CORAL GABLES, FL 33134

Changed: 04/18/2012

Mailing Address

340 MINORCA AVE
SUITE 9
CORAL GABLES, FL 33134

Changed: 04/18/2012

Registered Agent Name & Address

REGISTERED AGENTS OF FLORIDA, LLC
100 SOUTHEAST 2ND STREET, SUITE 2900
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title MGRM

STARLIGHT HOLDINGS II, LLC
340 Minorca Ave
Suite 9
Coral Gables, FL 33134

Title MGRM

ALLIANCE VALENCIA HOLDINGS, LLC
2977 MCFARLANE ROAD, SUITE 303
MIAMI, FL 33133

Annual Reports

Report Year	Filed Date
2014	04/23/2014
2015	04/29/2015
2016	04/07/2016

Document Images

<u>04/07/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/17/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/20/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/27/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/30/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/21/2005 -- Florida Limited Liabilites</u>	View image in PDF format



CFN 2015R0076386
 OR Bk 29490 Pgs 4464 - 4487i (24pgs)
 RECORDED 02/05/2015 11:33:33
 MTG DOC TAX 10,850.00
 INTANG TAX 6,200.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by:

Josias N. Dewey
 Holland & Knight LLP
 701 Brickell Avenue, 31st Floor
 Miami, Florida 33131

After recording return to:

Leonardo J. Caraballo
 Rennert Vogel Mandler & Rodriguez, P.A.
 100 SE 2nd Street, Suite 900
 Miami, Florida 33131

MORTGAGE AND SECURITY AGREEMENT

This MORTGAGE AND SECURITY AGREEMENT dated February 2, 2015 (together with any amendments or modifications hereto in effect from time to time, the "Mortgage"), is made by ALLIANCE STARLIGHT III, LLC, a Florida limited liability company, having an address of 340 Minorca Ave., Suite 9, Coral Gables, Florida 33134 (the "Mortgagor"), in favor of OCEAN BANK, a Florida banking corporation, having an office at 780 N.W. 42nd Avenue, Miami, Florida 33126 ("Mortgagee").

WITNESSETH:

WHEREAS, Roberto Trapaga Catala, Margarita Fonalledas Rubert (collectively, the "Individual Borrower"; together with Mortgagor, collectively, the "Borrower") and Mortgagor are indebted to Mortgagee in the principal sum of Three Million One Hundred thousand and No/100 Dollars (\$3,100,000.00) (the "Loan"), together with interest thereon, as evidenced by a Promissory Note of even date herewith from Borrower to Mortgagee maturing on August 2, 2016 (the "Note");

WHEREAS, Mortgagor is wholly owned, directly or indirectly, by Individual Borrower;

WHEREAS, Mortgagor is the owner of fee simple title to that certain tract of land located in Miami-Dade County, Florida, as more particularly described in Schedule "A" attached hereto and made a part hereof (the "Real Estate"); and

WHEREAS, to induce Mortgagee to make the Loan and to secure payment of the Note and the other obligations described below, Mortgagor has agreed to execute and deliver this Mortgage.

GRANTING CLAUSES

NOTE TO RECORDER: All documentary stamp and intangible taxes due in connection with the indebtedness evidenced by the Note are being paid in connection with the recordation of this instrument.

Schedule A

Parcel 1:

Lots 33, 34, 35, 36, 37, 38, 39, 40 and 41, of Block 10, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

Lots 29 through 32, inclusive, of Block 10, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida.

#34257401_v6

Ocean Bank - Active (FDIC # 24156) Insured Since December 9, 1982
 Data as of: June 15, 2016

Ocean Bank is an active bank

FDIC Certificate#: 24156	Established: December 9, 1982	Corporate Website: http://www.oceanbank.com
Headquarters: 780 N.W. 42nd Avenue Miami, FL 33126 Miami-Dade County	Insured: December 9, 1982	Consumer Assistance: https://www5.fdic.gov/starsmail/index.asp
Locations: 21 domestic in 1 states, 0 in territories, and 0 in foreign locations	Bank Charter Class: Non-member of the Federal Reserve System	Contact the FDIC about: Ocean Bank
	Regulated By: Federal Deposit Insurance Corporation	

- Locations
- History
- Identifications
- Financials

Showing 1 to 21 of 21 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
256999	17	Embassy Lakes Branch	2581 Hiatus Road	Broward	Cooper City	FL	33028	Full Service Brick and Mortar Office	02/02/1999	
256990	8	Coral Gables Branch	2655 Le Jeune Road	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	12/09/1993	
514896	23	Doral Branch	2500 N.W. 97th Avenue, Suite 100	Miami-Dade	Doral	FL	33172	Full Service Brick and Mortar Office	10/22/2010	
256995	13	Downtown Fort Lauderdale Branch	200 Northeast 3rd Avenue	Broward	Fort Lauderdale	FL	33301	Full Service Brick and Mortar Office	07/27/1998	
256985	2	Palm Spring Branch	790 West 49th Street	Miami-Dade	Hialeah	FL	33012	Full Service Brick and Mortar Office	11/18/1985	
17491	4	Hialeah Branch	1801 West Fourth Avenue	Miami-Dade	Hialeah	FL	33010	Full Service Brick and Mortar Office	07/19/1984	02/12/1988
256997	15	Taft Street Branch	6775 Taft Street	Broward	Hollywood	FL	33024	Full Service Brick and Mortar Office	02/02/1999	
16824		Ocean Bank	780 N.W. 42nd Avenue	Miami-Dade	Miami	FL	33126	Full Service Brick and Mortar Office	12/09/1982	
256984	1	Bird Road Branch	7951 S.W. 40th Street	Miami-Dade	Miami	FL	33140	Full Service Brick and Mortar Office	08/19/1985	
256986	3	West Flagler Branch	8700 West Flagler Street	Miami-Dade	Miami	FL	33144	Full Service Brick and Mortar Office	12/08/1986	
256987	5	Brickell Branch	1000 Brickell Avenue	Miami-Dade	Miami	FL	33128	Full Service Brick and Mortar Office	08/17/1987	
256988	6	Coral Way Branch	12005 26th Street, S.W.	Miami-Dade	Miami	FL	33175	Full Service Brick and Mortar Office	10/07/1987	
256991	9	Airport West Branch	7650 N.W. 25th Street	Miami-Dade	Miami	FL	33122	Full Service Brick and Mortar Office	02/08/1995	
256994	12	Downtown Miami Branch	200 Southeast First Street	Miami-Dade	Miami	FL	33131	Full Service Brick and Mortar Office	10/27/1997	
356661	18	East Kendall Branch	7880 Southwest 104 Street	Miami-Dade	Miami	FL	33156	Full Service Brick and Mortar Office	05/18/2000	
359708	20	Miller Branch	14702 Southwest 56th Street	Miami-Dade	Miami	FL	33175	Full Service Brick and Mortar Office	03/30/2001	
419486	22	Kendall Drive Branch	10950 North Kendall Drive	Miami-Dade	Miami	FL	33176	Full Service Brick and Mortar Office	06/23/2003	
256993	11	Miami Beach Branch	501 41st Street	Miami-Dade	Miami Beach	FL	33140	Full Service Brick and Mortar Office	04/21/1997	
256992	10	Miami Lakes Branch	7455 Miami Lakes Drive	Miami-Dade	Miami Lakes	FL	33014	Full Service Brick and Mortar Office	06/23/1997	
256989	7	Eighth Street Branch	6600 S.W. 8th Street	Miami-Dade	West Miami	FL	33144	Full Service Brick and Mortar Office	12/09/1992	
365331	21	Weston Branch	2700 South Commerce Parkway, Suite 100	Broward	Weston	FL	33326	Full Service Brick and Mortar Office	05/02/2002	



The City of Coral Gables

Building and Zoning Department
ISO Class 1

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

August 16, 2005

The Tien Family Limited
Partnership
901 Ponce de Leon Boulevard, Suite #201
Coral Gables, FL 33134

VIA CERTIFIED U.S. MAIL

91 7108 2133 3931 4308 5502

Re: Building Recertification Overdue
Building Address: 737 Valencia Avenue
Folio #03 4117 008 1820

Dear Property Owner/Manager:

In a letter dated April 15, 2005, sent by certified U.S. Mail, we notified you that the property referenced above, required building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). In the letter, you were informed that it was necessary to furnish this Department with a report within ninety-days (90), which was to be prepared by a licensed architect or engineer, stating the building meets the Florida Building Code.

As of July 15, 2005, you have exceeded the deadline, and therefore, the building is in NON-COMPLIANCE, which may further result in revocation of the Certificate of Occupancy and vacating said building of all occupants.

Failure to contact us regarding this matter before August 31, 2005, may result in revocation of your building's Certificate of Occupancy, as well as being subject to other penalties as provided in the Code.

Please govern yourself accordingly.

Sincerely,

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

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



MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

UNSAFE STRUCTURES BOARD
(305) 375-4616 FAX (305) 375-2908

Date Transmitted: May 1st, 2006

TO BE
DEMO

NOTICE OF BOARD DECISION
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD

PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

The Tien Family Partnership
901 Ponce de Leon Boulevard, Suite #201
Coral Gables, FL 33134

Re: 737 Valencia Avenue

Legal Description: Coral Gables Billmore Sec, PB 20-28, Lots 37 to 40 Inc, Blk 10, Lot Size 100.000 X 108, City of Coral Gables, Florida.

Master Case No.: CG2006-01

Board action on (A) 40/10 Year Recertification Report located at the above address is as follows:

At its meeting of April 19th, 2006 the Unsafe Structures Board ruled that:

A 40 year recertification report in the format required by the City of Coral Gables Building Department prepared by a Florida registered professional engineer or architect must be submitted to the City of Coral Gables Building Department's Unsafe Structures Unit within ninety (90) days from today's date certifying each building or structure is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building Official as a prerequisite for the 40-year recertification of the structure(s) shall be subject to the following:

An application for building and or electrical permit must be submitted to the City of Coral Gables Building Department within forty-five (45) days from the date of submission of the 40 year recertification report. The department's Unsafe Structures Unit must first review the application for permit. The application for permit must include as part of the permit documents copies of the engineer's or architect's 40-year recertification report. The permit must be obtained within one hundred twenty (120) days from the date of the submission of the application and the required repairs must be completed inclusive of a final inspection approval on the permit within one hundred eighty (180) days from the date of obtaining the permit.

Upon the property owner's failure to comply with any of the requirements of this Agreement the Building Official shall cancel the Certificate of Occupancy, order the power to the building(s) or structure(s) disconnected and order the building(s) or structure(s) vacated and secured in a manner provided under the Building Code. If the property owner fails to secure the building(s) or structure(s), then the Building Official shall hire a private contractor to secure such building(s) or structure(s).

If the property owner fails to obtain a Certificate of Occupancy for the building(s) or structure(s) within 90 days from today, then the Building Official shall be revoke the Certificate of Occupancy.

If the permit process is delayed by reasons beyond Owner's control, Owner may request in writing an extension of the time provided for in this agreement and provide proof of the reasons for the delay to the Building Department. Such a request must be made prior to the expiration of the deadlines set forth in this agreement. Upon receipt of such a written request, the Building Department shall provide, if appropriate, a reasonable extension.

May 1st, 2006
The Tien Family Partnership
Case No. CG2006-01
Re: 737 Valencia Avenue

The Board also ruled through this Board decision that, if compliance is not obtained within the time stipulated above then, the Building Official is further instructed to proceed as provided in Chapter 8, Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Board regarding this case. **This document may be recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers, that a decision has been rendered by the Unsafe Structures Board on the above referenced property.**

Repair or demolition permits, for property located at the above address must be obtained from **City of Coral Gables, Building Department, UNSAFE STRUCTURES UNIT, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, (305) 460-5242. Please call this office before coming in for a permit or for further information on this matter.**

The Unsafe Structures Board is Quasi-Judicial; the decision and specified compliance date is binding. Any person aggrieved by a decision of the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Chapter 8, Section 8-5 (1) of the Code of Miami-Dade County.

Respectfully,


Herminio P. Gonzalez, P.E., Secretary
Unsafe Structures Board

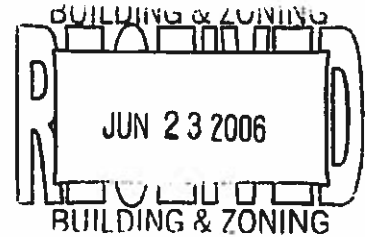
HFG/lb

cc: Known Interested Parties: City of Coral Gables, Building and Zoning Dept., 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134.

Seal

ALLIANCE STARLIGHT III LLC

MIAMI OFFICE
HENRY PAPER
Managing Member
TEL: 305.500.9440
FAX: 305.445.6100
hp@allianceecos.com
June 20, 2006



Mr. John Abbott
Code Compliance Specialist
City of Coral Gables
City Hall
405 Biltmore Way
Coral Gables, FL 33134

**TO BE
DEMOL'D.**

Re: 737 and 729 Valencia Avenue, Coral Gables, FL

Dear Mr. Abbott:

This firm owns the above captioned properties. We have received a Notice of Violation regarding the required 40 year re-certification for 737 Valencia Avenue as well as a Notice to provide such a report for 729 Valencia Avenue (copies attached). These properties are scheduled for demolition before the end of this year. Therefore, we are not planning on obtaining the re-certifications as the expense associated with the reports would be prohibitive considering the very short remaining use of these buildings.

I would appreciate any assistance you can provide to help resolve this situation. I can be reached at the phone number indicated above or on my cell phone, 305-491-3302, at any time should you need to reach me. Thank you.

Very truly,

Cc: Dennis Smith

2977 McFarlane Road * Suite 303 * Coconut Grove, Florida 33133

MIAMI-DADE

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BDDEC

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1503
(305) 375-2901 FAX (305) 375-2908

CG 2006-01

UNSAFE STRUCTURES BOARD
(305) 375-4616 FAX (305) 375-2908

Date Transmitted: May 1st, 2006

**NOTICE OF BOARD DECISION
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

**PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ
THIS DOCUMENT IN ITS ENTIRETY**

The Tien Family Partnership
901 Ponce de Leon Boulevard, Suite #201
Coral Gables, FL 33134

Re: 737 Valencia Avenue

Legal Description: Coral Gables Biltmore Sec. PB 20-28, Lots 37 to 40 Inc, Blk 10, Lot Size 100.000
X 108, City of Coral Gables, Florida.

Master Case No.: CG2006-01

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5/1/06



MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
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901 Ponce de Leon Boulevard, Suite #201
Coral Gables, FL 33134

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May 1st, 2006
The Tien Family Partnership
Case No. CG2006-01
Re: 737 Valencia Avenue

The Board also ruled through this Board decision that, if compliance is not obtained within the time stipulated above then, the Building Official is further instructed to proceed as provided in Chapter 8, Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Board regarding this case. **This document may be recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers, that a decision has been rendered by the Unsafe Structures Board on the above referenced property.**

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Respectfully,


Herminio P. Gonzalez, P.E., Secretary
Unsafe Structures Board

HFG/lb

cc: Known Interested Parties: City of Coral Gables, Building and Zoning Dept., 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134.

Seal

UNSAFE STRUCTURES BOARD HEARING
CASE RESUME

HEARING DATE: _____

CASE NO. _____

BUILDING LOCATION: 737 Valencia Avenue, Coral Gables, FL 33134

FOLIO NO.: 03-4117-008-1820

OWNER The Tien Family Partnership
 901 Ponce de Leon Boulevard, Suite #201
 Coral Gables, FL 33134

OTHER INTERESTED PARTIES:

DESCRIPTION AND DEFECTS OF BUILDING: Violation of Miami-Dade County Code, Section 8-11(f), Recertification of Building and Components; Failed to provide 40/10-Year Recertification Report..

IN THE MATTER OF:

The Division has found the above-described building to be unsafe structure. As required in Section 9-5 of the Code of Miami-Dade County, an official notice was sent to the owner directing them to:

Submit a 40/10-Year Recertification Report prepared by a licensed architect or engineer within thirty (30) days.

This notice provisions have been complied with by this Division and the owner having failed to comply with the order as cited in the Notice of Violation, this public hearing is being held so that the Board may hear testimony and to direct the owner to show cause why the Building Official's order should not be complied with. I request this resume and the pictures submitted herewith be made as part of your official records.

DATES AND ACTIVITIES

4/15/05	Letter from B&Z advising of 40/10-Year Recertification required
8/16/05	Overdue letter from B&Z Department sent
12/6/05	Notice of Violation mailed by Certified Mail
3/3/06	Picture(s) of building taken by Code Enforcement Officer
2/1/06	Case Resume referred to Unsafe Structures Board

BUILDING OFFICIAL'S DECISION AND REQUEST:

Based on the application of the physical criteria and valuation criteria contained in Section 8-5 Code of Miami-Dade County, and based on the application of the provisions of Section 8-5 to the subject of structure(s), it is my decision that this building is unsafe and constitutes a hazard as cited in my notice of violation.

I therefore respectfully request that the Unsafe Structures Board uphold my decision as written and order the owner to:

CASE NO. _____

Submit a 40/10-Year Recertification Report prepared by a licensed architect or engineer within thirty (30) days.

Within the timeframe recommended to the Unsafe Structures Board and if the owner should fail to comply with such order, the Building Official is directed to proceed as provided in Section 8-8 of the Code of Miami-Dade County. The Unsafe Structures Board will grant no extension of time.

Presented by: Manuel Z. Lopez, P.E., Building Official, City of Coral Gables



737 VALENCIA AVENUE



The City of Coral Gables

Building and Zoning Department

ISO Class 1

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

April 15, 2005

The Tien Family Limited
Partnership
901 Ponce de Leon Boulevard, Ste. 201
Coral Gables, FL 33134

VIA CERTIFIED MAIL
7001 2510 004 5590 1291

RE: 737 Valencia Avenue
Folio #03 4117 008 1820
Recertification: Building 40 Years or older
Miami-Dade County Code, Chapter 8, Section 8-11(f)

Dear Property Owner/Manager:

This Department has been advised that the subject building is forty (40) years old, or older, having been built before 1966.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), this building must be inspected by a Registered Architect or Engineer and a report furnished to this Department.

Attached for your information and guidance are:

- a) Copy of Miami-Dade County Code, Chapter 8, Section 8-11(f)
- b) General Considerations

Normally, the architect or engineer that you choose to do the inspection will already have a copy of the form "*Minimum Inspection Procedural Guidelines for Building Recertification*" (the required form that must be submitted as the report). However, if he or she does not, please contact this Department to obtain it. The report, plus a check payable to the "City of Coral Gables," in the amount of \$250.00 must be submitted to us within ninety (90) days, upon receipt of this Notice, as provided by the Code. Any questions may be directed to this Department.

Thank you for your prompt consideration.

Sincerely,

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

Manuel Z. Lopez
Building Official

THE TIEN FAMILY LTD. PARTNERSHIP

901 PONCE DE LEON BLVD., SUITE 401

CORAL GABLES, FL 33134

PH: 305.342.8974 FAX: 305-444-6791

e-mail: tienpart2@bellsouth.net

OK w/f

August 25, 2005

Manuel Lopez P.E.
Building and Zoning Department
The City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

RE: 737 Valencia Avenue
Folio #03 4117 008 1820

Dear Mr. Lopez,

As per our discussion over the telephone I am formally requesting an extension on our building recertification at the above address. I would like to extend the deadline to have the above building recertified to September 20, 2005. If you require further information from me please let me know.

Sincerely,



Ricardo del Rio
Property Management



The City of Coral Gables

Building and Zoning Department

ISO Class 1

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

December 6, 2005

The Tien Family Partnership
901 Ponce de Leon Boulevard, Suite #201
Coral Gables, FL 33134

VIA CERTIFIED MAIL

91 7108 2133 3931 4498 4767

NOTICE OF VIOLATION

Folio: 03 4117 008 1820
Address: 737 Valencia Avenue, Coral Gables, Florida

Dear Property Owner/Manager

On April 15, 2005 this Department sent you a letter advising that Recertification of the above-captioned property was required under *Miami-Dade County Code, Chapter 8, Section 8-11(f)*. In the letter, you were advised to furnish this Department with a written report prepared by a licensed architect or engineer, stating that the building was inspected, and meets the "Minimum Inspection Procedure Guidelines for Building Recertification." The letter stated that the report was to be forwarded to this Department with ninety (90) days upon receipt for review and determination by the Building Official for compliance of building recertification.

On August 16, 2005 you were sent a second certified letter from this Department advising that we had not received said inspection report with the allotted ninety (90) day period, and that you were therefore, in noncompliance. The letter allowed an additional thirty (30) days to comply.

As of this date, you have exceeded the additional thirty days (30) therefore; have not complied with the requirement of the Miami-Dade County Code, Chapter 8, Section 8-11(f). The Building Official hereby designates this building as being in violation of said Code.

Failure to contact us before December 20, 2005, will result in our forwarding this matter to the Miami-Dade County Unsafe Structures Board for review and determination, and may result in revocation of your Certificate of Occupancy of said building.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official



**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING
STRUCTURAL RE-CERTIFICATION**

1. Description of Structure:

- a. Name of title: N/A
- b. Street address: 737 Valencia Avenue
- c. Legal description: Coral Gables Biltmore
SEC PB 20-28 Lots 37 to 40 Inc BLK 10
Lot Size 100.000x108 or 194680281
01/2001 1
- d. Owner's name: The Tien Family Limited Partnership
- e. Owner's mailing address: 901 Ponce De Leon Boulevard
Coral Gables, Florida 33134-3059
- f. Building Official Folio Number: 03-4117-008-1820
- g. Building Code Occupancy Classification: _____
- h. Present Use: Residential
- i. General description, type of construction, size, number of stories, and special features:

Two story apartment house with 5,014 square feet with four living units made of concrete block stucco wall concrete floors and wood trusses in the attic
- j. Additions to original structure: N/A

2. Present Condition of Structure:

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

- | | |
|-----------------|---|
| 1. Bulging: | <u>Good</u> |
| 2. Settlement: | <u>Good normal amounts</u> |
| 3. Defections: | <u>Good</u> |
| 4. Expansion: | <u>Good some areas around the windows</u> |
| 5. Contraction: | <u>Good</u> |

XG L. Tien
11-6-05



- b. Portions showing distress (note, beams, columns, structural walls, floors, roofs, other).

Good

- c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.

Some moisture signs around the windows

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

Hairline cracks on the exterior; fine to medium cracks around some windows

- e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

Good condition except around the windows which require minor repairs.

- f. Previous patching or repairs: Yes, floor area in crawl joist repairs some exterior wall cracks repairs and some attic framing

- g. Nature of present loading – indicate residential, commercial, other stimate magnitude. Residential

- h. Availability of original construction drawings- locations, description.

None

3. Inspections:

- a. Date of notice of required inspections: August 17, 2005

- b. Date(s) of actual inspection: October 4, 2005

- c. Name and qualification of individual submitting inspection report:
Karl Lederer, P.E.

Karl Lederer
11-6-05



d. Description of any laboratory or other formal testing, if required, rather than manual or visual problems:

N/A

e. Structural repair – note appropriate line:

1. None required N/A

2. Required (describe and indicate acceptance) Small areas of cracking and spalling around the windows requiring minor repairs. Termite treatment should be performed.

4. Supporting data:

a. Yes Sheets written data

b. Yes Photographs

c. N/A Drawings or sketches

5. Masonry Bearing Walls – indicate good, fair, poor on appropriate lines:

a. Concrete masonry units: Good

b. Clay tile or terra cotta units: N/A

c. Reinforced concrete tie columns: Good

d. Reinforced concrete tie beams: Good

e. Lintels: Good

f. Other type bond beams: N/A

g. Masonry finishes – exterior:

1. Stucco: Good

2. Veneer: N/A

3. Paint only: Fair

4. Other (describe): N/A

[Handwritten signature]
11-6-05



- h. Masonry finishes – interior:
 - 1. Vapor barrier: N/A
 - 2. Furring and plaster: Good
 - 3. Paneling: N/A
 - 4. Paint only: Good
 - 5. Other (describe): N/A

- i. Cracks:
 - 1. Location – note beams, columns, other: Good
 - 2. Description: N/A

- j. Spalling:
 - 1. Location – note beams, columns, other: small areas around some windows
 - 2. Description: Stucco band cracks around the windows.

- k. Rebar corrosion – check appropriate line:
 - 1. None visible: X
 - 2. Minor – patching will suffice: N/A
 - 3. Significant – put patching will suffice: N/A
 - 4. Significant – structural repairs required (describe) N/A

- l. Samples chipped out for examination in spall areas:
 - 1. No: X
 - 2. Yes – describe color texture, aggregate, general quality: N/A

6. Floor and Roof Systems:

- a. Roof:
 - 1. Describe (flat, slope, type roofing, type roof deck, condition): Sloped Spanish "S" - good condition
 - 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports: Air handler in attic framing - good condition.
 - 3. Note types of drains and scuppers and condition: N/A

Handwritten signature and date: 11-6-05



b. Floor system(s):

1. Describe (type of system framing, material, spans, condition):

Wood floor on 2x8 wood joist- spans normal

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

Wood framing in attic was in good condition.

3. Steel Framing Systems:

a. Description: N/A

b. Exposed Steel – describe condition of paint & degree of corrosion:

N/A

c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection: N/A

d. Elevator sheave beams & connections, and machine floor beams – note condition:

N/A

8. Concrete Framing Systems:

a. Full description of structural system: N/A

b. Cracking:

1. Not significant: N/A

2. Location and description of members affected and type cracking: N/A

c. General condition: N/A

[Handwritten signature]
11-6-05



- d. Rebar corrosion – check appropriate line:
1. None visible: N/A
 2. Minor - patching will suffice: _____
 3. Significant but patching will suffice: N/A
 4. Significant – structural repairs required (describe): N/A

- e. Samples chipped out in spall areas:
1. No: N/A
 2. Yes describe color, texture, aggregate, general quality:
N/A

8. Windows:

- a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other): Jalousie
- b. Anchorage – type & condition of fasteners and latches: Fair

- c. Sealants – type & condition of perimeter sealants & at mullions: Reseal windows

- d. Interior seals – type & condition at operable vents: Fair
- e. General condition: Fair

9. Wood framing:

- a. Type – fully describe if mill construction, light construction, major spans, trusses: N/A

- b. Note metal fittings i.e., angles, plates, bolts, split pintles, other and note condition: N/A

- c. Joints – note if well fitted and still closed: N/A

[Handwritten signature]
11-6-05



- f. Drainage – note accumulations of moisture: N/A

- g. Ventilation – note any concealed spaces not ventilated: N/A

- f. Note any concealed spaces opened for inspection: N/A

[Handwritten signature]
11-6-05



GUIDELINES AND INFORMATION FOR RE-CERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEARS STRUCTURES

1. ELECTRIC SERVICE

1. Size Amperage (600A) Fuses () Breakers ()
2. Phase: Three Phase () Single Phase (x)
3. Condition: Good (X) Fair () Need Repair ()

4. Comments: **Electric room has four 100 Amp fused disconnects which feed four apartments and one 200A fused disconnect which feeds the house panel and one apartment.**

2. METER AND ELECTRIC ROOM

1. Clearance: Good () Fair (X) Requires Correction ()

Comments N/A

3. GUTTERS

1. Locations: **Line gutter and load gutter inside the electric room** Good (X) Requires Repair ()
2. Taps and Fill: **Only on line gutter** Good (X) Requires Repair ()

3. Comments:

K. I. Johnson
11-6-05



4. ELECTRICAL PANELS

1. Panel # (1) Location: Vacant Apartment B

Good (X) Needs Repairs ()

2. Panel # (2) Location: Apartment A

Good (X) Needs Repairs ()

3. Panel # (3) Location: Apartment C Not available- blocked by stored items

Good () Needs Repairs ()

4. Panel # (4) Location: Upstairs Apartment C

Good () Needs Repairs (X)

5. Panel # (5) Location: N/A

6. Comments: The upstairs apartment C panel has two double lugs which need to be repaired.

5. BRANCH CIRCUITS

1. Identified: Yes (X) Must be identified ()

2. Conductors: Good (X) Deteriorated ()

[Handwritten Signature]
11-6-05



3. Comments:

6. GROUNDING OF SERVICE

Condition: Good (X) Needs Repairs ()

Comments: Cold water bond to the line gutter.

7. GROUNDING OF EQUIPMENT

Condition: Good (X) Needs Repairs ()

Comments:

8. SERVICE CONDUITS/RACEWAYS

Condition: Good (X) Needs Repairs ()

Comments:

K. J. [Signature]
11-6-05



9. SERVICE CONDUCTORS AND CABLES

Condition: Good (X) Needs Repairs ()

Comments:

10. TYPES OF WIRING METHODS

Condition:

Conduit Raceways:		Good (X)	Repairs Required ()
Conduit PVC:	N/A	Good ()	Repairs Required ()
NM Cable:	N/A	Good ()	Repairs Required ()
BX Cable:	N/A	Good ()	Repairs Required ()

11. FEEDERS CONDUCTORS

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

Comments:

12. EMERGENCY LIGHTING

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

Comments:

XQ1 Lohar
11-6-05



21. WIRING OF MECHANICAL EQUIPMENT

Condition: Good () Repairs Required (X)

Comments: Sprinkler pump wired to dwelling unit.

22. GENERAL ADDITIONAL COMMENTS

The building is all around in good condition.

Notation: Some open junctions boxes were observed in the attic and crawl space.

[Handwritten Signature]
11-6-05



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING
STRUCTURAL RE-CERTIFICATION

1. Description of Structure:

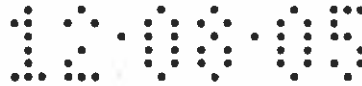
- a. Name of title: N/A
- b. Street address: 737 Valencia Avenue
- c. Legal description: Coral Gables Biltmore
SEC PB 20-28 Lots 37 to 40 Inc BLK 10
Lot Size 100.000x108 or 194680281
01/2001 1
- d. Owner's name: The Tien Family Limited Partnership
- e. Owner's mailing address: 901 Ponce De Leon Boulevard
Coral Gables, Florida 33134-3059
- f. Building Official Folio Number: 03-4117-008-1820
- g. Building Code Occupancy Classification: _____
- h. Present Use: Residential
- i. General description, type of construction, size, number of stories, and special features:
Two story apartment house with 5,014 square feet with four living units made of concrete block stucco wall concrete floors and wood trusses in the attic
- j. Additions to original structure: N/A

2. Present Condition of Structure:

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

1. Bulging: Good
2. Settlement: Good normal amounts
3. Defections: Good
4. Expansion: Good some areas around the windows
5. Contraction: Good

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11-6-05



- b. Portions showing distress (note, beams, columns, structural walls, floors, roofs, other).

Good

- c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.

Some moisture signs around the windows

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

Hairline cracks on the exterior; fine to medium cracks around some windows

- e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

Good condition except around the windows which require minor repairs.

- f. Previous patching or repairs: Yes, floor area in crawl joist repairs some exterior wall cracks repairs and some attic framing

- g. Nature of present loading – indicate residential, commercial, other stimate magnitude. Residential

- h. Availability of original construction drawings- locations, description.

None

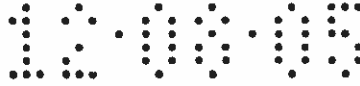
3. Inspections:

- a. Date of notice of required inspections: August 17, 2005

- b. Date(s) of actual inspection: October 4, 2005

- c. Name and qualification of individual submitting inspection report:
Karl Lederer, P.E.

Karl Lederer
11-6-05



d. Description of any laboratory or other formal testing, if required, rather than manual or visual problems:

N/A

e. Structural repair – note appropriate line:

1. None required N/A

2. Required (describe and indicate acceptance) Small areas of cracking and spalling around the windows requiring minor repairs. Termite treatment should be performed.

4. Supporting data:

a. Yes Sheets written data

b. Yes Photographs

c. N/A Drawings or sketches

5. Masonry Bearing Walls – indicate good, fair, poor on appropriate lines:

a. Concrete masonry units: Good

b. Clay tile or terra cotta units: N/A

c. Reinforced concrete tie columns: Good

d. Reinforced concrete tie beams: Good

e. Lintels: Good

f. Other type bond beams: N/A

g. Masonry finishes – exterior:

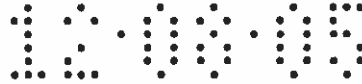
1. Stucco: Good

2. Veneer: N/A

3. Paint only: Fair

4. Other (describe): N/A

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11-6-05



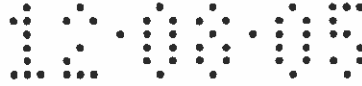
- h. Masonry finishes – interior:
- | | | |
|-------------------------|-------|------|
| 1. Vapor barrier: | _____ | N/A |
| 2. Furring and plaster: | _____ | Good |
| 3. Paneling: | _____ | N/A |
| 4. Paint only: | _____ | Good |
| 5. Other (describe): | _____ | N/A |
- i. Cracks:
- | | | |
|---|-------|------|
| 1. Location – note beams, columns, other: | _____ | Good |
| 2. Description: | _____ | N/A |
- j. Spalling:
- | | | |
|---|-------|--|
| 1. Location – note beams, columns, other: | _____ | small areas around some windows |
| 2. Description: | _____ | Stucco band cracks around the windows. |
- k. Rebar corrosion – check appropriate line:
- | | | |
|---|-------|-----|
| 1. None visible: | _____ | X |
| 2. Minor – patching will suffice: | _____ | N/A |
| 3. Significant – put patching will suffice: | _____ | N/A |
| 4. Significant – structural repairs required (describe) | _____ | N/A |
- l. Samples chipped out for examination in spall areas:
- | | | |
|--|-------|-----|
| 1. No: | _____ | X |
| 2. Yes – describe color texture, aggregate, general quality: | _____ | N/A |

6. Floor and Roof Systems:

a. Roof:

- | | | |
|--|-------|--|
| 1. Describe (flat, slope, type roofing, type roof deck, condition): | _____ | Sloped Spanish "S" - good condition |
| 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports: | _____ | Air handler in attic framing - good condition. |
| 3. Note types of drains and scuppers and condition: | _____ | N/A |

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11-6-05



b. Floor system(s):

1. Describe (type of system framing, material, spans, condition):

Wood floor on 2x8 wood joist- spans normal

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

Wood framing in attic was in good condition.

3. Steel Framing Systems:

a. Description: N/A

b. Exposed Steel – describe condition of paint & degree of corrosion:

N/A

c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection: N/A

d. Elevator sheave beams & connections, and machine floor beams – note condition:

N/A

8. Concrete Framing Systems:

a. Full description of structural system: N/A

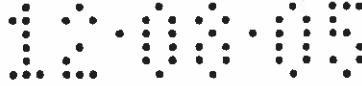
b. Cracking:

1. Not significant: N/A

2. Location and description of members affected and type cracking: N/A

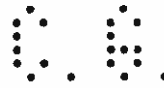
c. General condition: N/A

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11-6-05



- f. Drainage – note accumulations of moisture: N/A
- g. Ventilation – note any concealed spaces not ventilated: N/A
- f. Note any concealed spaces opened for inspection: N/A

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11-6-05



**GUIDELINES AND INFORMATION FOR RE-CERTIFICATION
OF ELECTRICAL SYSTEMS OF FORTY (40) YEARS STRUCTURES**

1. ELECTRICAL SERVICE

1. Size Amperage (600A) Fuses () Breakers ()
2. Phase: Three Phase () Single Phase (x)
3. Condition: Good (X) Fair () Need Repair ()

4. Comments: **Electric room has four 100 Amp fused disconnects which feed four apartments and one 200A fused disconnect which feeds the house panel and one apartment.**

2. METER AND ELECTRICAL ROOM

1. Clearance: Good () Fair (X) Requires Correction ()

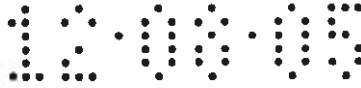
Comments N/A

3. GUTTERS

1. Locations: **Line gutter and load gutter inside the electric room** Good (X) Requires Repair ()
2. Taps and Fill: **Only on line gutter** Good (X) Requires Repair ()

3. Comments:

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11-6-05



ELECTRICAL PANELS

1. Panel # (1) Location: Vacant Apartment B

Good (X) Needs Repairs ()

2. Panel # (2) Location: Apartment A

Good (X) Needs Repairs ()

3. Panel # (3) Location: Apartment C Not available- blocked by stored items

Good () Needs Repairs ()

4. Panel # (4) Location: Upstairs Apartment C

Good () Needs Repairs (X)

5. Panel # (5) Location: N/A

6. Comments: The upstairs apartment C panel has two double lugs which need to be repaired.

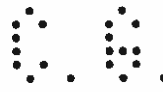
Empty text boxes for additional comments.

5. BRANCH CIRCUITS

1. Identified: Yes (X) Must be identified ()

2. Conductors: Good (X) Deteriorated ()

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11-6-05



12:00:05

3. Comments:

6. GROUNDING OF SERVICE

Condition: Good (X) Needs Repairs ()

Comments: Cold water bond to the line gutter.

7. GROUNDING OF EQUIPMENT

Condition: Good (X) Needs Repairs ()

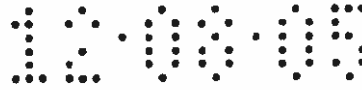
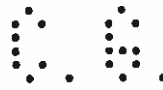
Comments:

8. SERVICE CONDUIT TRACEWAY

Condition: Good (X) Needs Repairs ()

Comments:

Kelley L. Ledner
11-6-05



9. SERVICE CONDUCTORS AND TABLES

Condition: Good (X) Needs Repairs ()

Comments:

10. TYPES OF WIRING METHODS

Condition:

Conduit Raceways:		Good (X)	Repairs Required ()
Conduit PVC:	N/A	Good ()	Repairs Required ()
NM Cable:	N/A	Good ()	Repairs Required ()
BX Cable:	N/A	Good ()	Repairs Required ()

11. FEEDERS CONDUCTORS

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

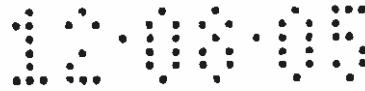
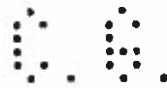
Comments:

12. EMERGENCY LIGHTING

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

Comments:

Handwritten signature and date: 11-6-05



13. BUILDING EGRESS ILLUMINATION

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

Comments:

14. FIRE ALARM SYSTEM

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

Comments:

15. SMOKE DETECTOR

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

Comments:

16. EXIT LIGHTS

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

Comments:

[Handwritten Signature]
11-6-05



12:00:05

17. EMERGENCY GENERATOR

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

Comments:

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREA

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

Comments:

19. OPEN OR UNDER COVER PARKING SURFACE AND SECURITY LIGHTING

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

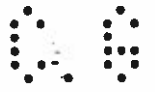
Comments:

20. SWIMMING POOL WIRING

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

Comments:

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11-6-05



12.06.05

TESTING OF MECHANICAL EQUIPMENT

Condition: Good () Repairs Required (X)

Comments: Sprinkler pump wired to dwelling unit.

GENERAL ADDITIONAL COMMENTS

The building is all around in good condition.
Notation: Some open junctions boxes were observed in the attic and crawl space.

[Handwritten Signature]
11-6-05

RECEIPT# 769241

THE CITY OF CORAL GABLES
BUILDING DEPARTMENT INVOICE
MISC

PAGE 1

PAYEE : THE TIEN FAMILY LTD PARTNERSHI
901 PONCE DE LEON BLVD STE 401
CORAL GABLES
FL 33134

DATE: 12/09/05
TIME: 00:53

THE FOLLOWING CHARGES ARE BEING ASSESSED AS INDICATED BELOW.

PROPERTY:
LEGAL DESCR:

CODE	DESCRIPTION	*CHARGE*	*QTY*	*AMOUNT*	GLN.ACCT
0002	10 YEAR RECERTIFICATION RENEWA 901 PONCE DE LEON BLVD	250.00	1	250.00	001022121

Amount Due	\$250.00	Cash Tendered	
Amount Paid	250.00	Check Amount	250.00
Balance Due	\$0.00	Check Number	0372
		Change	0.00

Received By 7110\002715



BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

UNSAFE STRUCTURES BOARD
(305) 375-2047 FAX (305) 375-2908

Date: March 20th, 2006

**NOTICE OF HEARING
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

**The Tien Family Partnership
901 Ponce de Leon Blvd., Ste. 201
Coral Gables, FL 33134**

**Re: 737 Valencia Avenue
Case No.: CG2006-01**

The Unsafe Structures Board will hold a public hearing to hear evidence relative to the following order(s) issued by the Building Official:

BUILDING OFFICIAL'S ORDER:

BUILDING DESCRIPTION:

Repair

(A) Violation of 40/10-Year Recertification Report

You may appear in person or have presentation by an attorney at the **11:30 A.M. session on April 19th, 2006**, at the Metro Dade Flagler Building, **140 W. Flagler Street, Miami, Fl. 33130, 16th Floor, Conference Room, 1605**, to show cause why the decision of the Building Official should not be carried out. Any person or party who shall not appear and show cause as aforesaid shall be as fully bound by the proceedings taken, as if he had appeared and shown cause. As a result of this hearing, the Board may order such work done as cited in the Building Official's Notice of Violation and if you fail to comply with the order of the Board, the Building Official may then proceed to remove such violation and place a lien against the property concerned to recover all costs of the enforcement action such as provided for in Chapter 8, Section 8-5 of the Code of Miami-Dade County.

All file or case inquiries should be addressed to the City of Coral Gables, Unsafe Structures Unit at (305) 460-5242. The appropriate Building Official can provide specifics regarding the violations and information on compliance.

Herminio F. Gonzalez, P.E., Secretary
Miami-Dade County Unsafe Structures Board
Building Code Compliance Office

cc: Known Interested Parties: City of Coral Gables, Unsafe Structures Unit, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, Attn: Manny Lopez, PE.

It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act. For sign language interpreter services call (305) 670-9099 five days in advance. For material in accessible format or for ADA complaints call Kathy Charles at (305) 375-2901.

S:\DIRECOFF\COMITTEE\UNSAFE STRUCTURES BOARD\USSB-Notice of Hearing\NOH 2006\060419noh.doc

Internet mail address: postmaster@buildingcodeonline.com  Homepage: <http://www.buildingcodeonline.com>

NDH

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THE UNITED STATES OF AMERICA
DEPARTMENT OF THE ARMY
WASHINGTON, D.C. 20315
ATTENTION: THE ARMY
OFFICE OF THE ADJUTANT GENERAL
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Subject: [Illegible]

1. [Illegible]

2. [Illegible]

3. [Illegible]

3/20/06

