



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/27/2015

Property Information	
Folio:	03-4117-005-2580
Property Address:	241 ALMERIA AVE
Owner	BROCKWAY LTD
Mailing Address	297 ALMERIA AVE CORAL GABLES , FL 33134-5903
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,350 Sq.Ft
Lot Size	5,006 Sq.Ft
Year Built	1955



Assessment Information			
Year	2015	2014	2013
Land Value	\$690,828	\$690,828	\$600,720
Building Value	\$470,000	\$213,334	\$100,000
XF Value	\$0	\$0	\$0
Market Value	\$1,160,828	\$904,162	\$700,720
Assessed Value	\$847,871	\$770,792	\$700,720

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$312,957	\$133,370	

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

Short Legal Description
CORAL GABLES CRAFTS SEC PB 10-40 LOTS 33 & 34 BLK 10 LOT SIZE 50.060 X 100 OR 12575-1399 1284 4

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$847,871	\$770,792	\$700,720
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,160,828	\$904,162	\$700,720
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$847,871	\$770,792	\$700,720
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$847,871	\$770,792	\$700,720

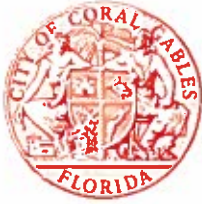
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/1972	\$55,000	00000-00000	2008 and prior year sales; Qual by exam of deed

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:

241 ALMERIA AVE





## The City of Coral Gables

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

4/20/2015

**VIA CERTIFIED MAIL**

BROCKWAY LTD  
297 ALMERIA AVE  
CORAL GABLES , FL 33134-5903

RE: 241 ALMERIA AVE, Coral Gables, Florida  
Folio # 03-4117-005-2580  
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised 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 report must be furnished to this Department within ninety (90) days from the date of this letter indicating the building meets the requirements of building recertification under the Code. In the event the repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of one hundred fifty (150) days from the date of this letter in which to complete the indicted repairs or modifications.

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state the property meets the requirement for building recertification; no additional documents or photographs are necessary.

**The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page Document Preservation Fee must be paid with a check or credit card payable to the "City of Coral Gables," and sent/delivered to:**

**BUILDING RECERTIFICATION SECTION  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134**

Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S**

**EXHIBIT** 2



## The City of Coral Gables

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

August 17, 2015

**VIA CERTIFIED MAIL**

91 7108 2133 3932 5928 3212

Brockway LTD  
297 Almeria Avenue  
Coral Gables, Fl 33134-5903

Re: 241 Almeria Avenue  
Folio # 03-4117-005-2580

Dear Property Owner/Manager:

This Department has received your request dated August 12, 2015 for an extension to provide us with the Recertification Report for the above referenced property.

By these means, I am granting you sixty (60) days from the date of this letter to provide the Recertification Report. If you have further questions please contact me at (305) 460-5242.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

2015

RC-15-10-5755



# **ARC BUILDERS + GROUP INC.**

7301 Southwest 83 Court, Miami, Florida 33143 Telephone 305.275.6310 Facsimile 305.275.6309  
Lic. AAC001931

RE: 03-4117-005-2580

DATE: October 16, 2015

OWNER NAME: Brockway LTD.

Property Address: 241 Almeria Avenue, Coral Gables, Florida

ORIGINAL

**City of Coral Gables Building Department:**

Dear Mr. Manuel Lopez, P.E., Building Official:

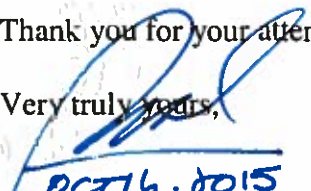
Based on my evaluation as attached hereto of the aforementioned property, this building is electrically safe however requires building/structural correction for a safe continued use and occupancy as provided for Re-Certification.

Therefore, on behalf of my client, I am respectfully requesting that this building(s) be \*granted Re-certification per Section 8-11(f) of the Code of Miami-Dade County upon the proper completion, verification of same by our office of the item(s) as contained herein and our subsequent written notification to your office.

As 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(s). To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building(s) based upon the careful evaluation of the observed conditions, to the extent reasonably possible.

Thank you for your attention to this matter.

Very truly yours,

  
Rick Hernandez Capote, A.I.A.  
President, AR13379

Dade County Building and Roofing Inspector BN2418  
Special Inspector State of Florida No.0976

Additional

Comments: \*This report is prepared and is to be submitted to the Building Official as may be required for Re-Certification as referenced above, this report is not intended to be a Due Diligence (buyer/seller) inspection report nor is it to be used for any other purpose than that specifically stated herein. No permit or property history was either made available, examined or verified for purposes of this report. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. Should any violations or open permits exist all must be corrected prior to granting of Re-Certification.





The City of Coral Gables

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

4/20/2015  
5/1  
6/20  
7/20

**VIA CERTIFIED MAIL**

BROCKWAY LTD  
297 ALMERIA AVE  
CORAL GABLES, FL 33134

91 7108 2133 3932 6147 1430

RE: 241 ALMERIA AVE, Coral Gables, Florida  
Folio # 03-4117-005-2580  
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised 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 report must be furnished to this Department within ninety (90) days from the date of this letter indicating the building meets the requirements of building recertification under the Code. In the event the repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of one hundred fifty (150) days from the date of this letter in which to complete the indicted repairs or modifications.

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state the property meets the requirement for building recertification; no additional documents or photographs are necessary.

**The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page Document Preservation Fee must be paid with a check or credit card payable to the "City of Coral Gables," and sent/delivered to:**

**BUILDING RECERTIFICATION SECTION**  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134

*Ugoizqueta@CG.com*

Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RE-CERTIFICATION

INSPECTION COMMENCE  
DATE: August 24, 2015

INSPECTION COMPLETED  
DATE: August 24, 2015

MUST BE SIGNED AND  
SEALED BY ARCHITECT OR  
ENGINEER

INSPECTION MADE BY:  
SIGNATURE: 

PRINT NAME: Rick Hernandez-Capote, R.A.  
TITLE: AR 13379, AAC001931

ADDRESS: 7301 SW 83 Court  
Miami-Dade, FL 33143  
PHONE: (305) 275-6310  
FAX: (305) 275-6309

1. Description of Structure:
  - a. Name or Title: BROCKWAY LTD.
  - b. Property address: 241 ALMERIA AVENUE, CORAL GABLES FL.
  - c. Legal description: CORAL GABLES CRAFTS SEC PB 10-40
  - d. Owner's name: Same as title
  - e. Owner's mail address: 297 ALMERIA AVENUE, CORAL GABLES FL. 33134
  - f. Building Official Folio Number: 03-4117-005-2580
  - g. Building Code Occupancy Classification: COMMERCIAL
  - h. Present use: REPAIR SHOP
  - i. General description, type of construction, size, number of stories, and special features.  
CBS, one story, per Dade County Property Appraiser was built 1955, and has 2,350 ASF.
  - j. Additions to original structure: **NONE OBSERVED at time of inspection.** No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.
  
2. Present Condition of Structure:
  - a. General alignment (note, good, fair, poor, explain if significant)
    1. Bulging- FAIR, for age of structure
    2. Settlement- FAIR, for age of structure
    3. Deflections- FAIR, for age of structure
    4. Expansion- FAIR, for age of structure
    5. Contraction- FAIR, for age of structure

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As 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(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

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

**ROOF FRAMING AND STRUCTURE ARE CONCEALED, UNABLE TO DETERMINE TYPE OF STRUCTURE. NO DRAWINGS HAVE BEEN MADE AVAILABLE. FLAT MODIFIED BITUMEN ROOF SEEMINGLY IN POOR CONDITION, OWNER IS REQUIRED TO HAVE AN UPLIFT TEST AND MOISTURE TEST COMPLETED, IN ORDER TO HAVE PROVIDE A PROPER ASSESSMENT. TOTAL RE -ROOF AND REPAIRS MAY BE REQUIRED.** Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding or for permitting purposes. Additionally, property owner is responsible and liable to continuously maintain property safe for continued use and occupancy.

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

Surface conditions have normal appearance 50 years +. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

Normal condition for age and use of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

Normal condition for age and use of structure. Provide continued observations and inspections for termites and other possible agents that may cause deterioration, due to age of building. Also proactive preventive maintenance should be practiced. **No** testing for termites, other pest, deteriorating agent, contaminant or other is part of this examination or report. Fumigation to be provided on a regular basis by owner as needed.

- f. Previous patching or repairs

Continue preventative maintenance and repairs as may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- g. Nature of present loading - indicate residential, commercial, other estimate magnitude.

Structural COMMERCIAL loading TO remain stable UPON COMPLETION OF ITEMS LISTED IN 2B, built 1955.

- h. Availability of original construction drawings - location description

Not at premise, during visual observations.

3. Inspections:

- a. Date of notice of required inspection: 4/20/2015
- b. Date(s) of actual inspection: AUGUST 24, 2015
- c. Name and qualification of individual submitting inspection report: RICARDO HERNANDEZ-CAPOTE  
Rick Hernandez-Capote, R.A. AR13379, AAC001931
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:



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Visual observations conducted at present. This report is a "snapshot" of observed conditions of accessible and applicable components on the day of inspection. No testing is part of this report. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. Owner is to conduct proactive preventive maintenance to include any possible testing that may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. Structural repair - note appropriate line:
  - 1. None required- ( )
  - 2. Required- ( XX )- PLEASE REFER TO 2B.
- 4. Supporting data:
  - a. See this report, sheets written data and hold harmless executed by owner.
  - b. N/A photographs.
  - c. N/A drawings or sketches.
- 5. Masonry Bearing Walls - indicate good, fair, poor on appropriate lines:
  - a. Concrete masonry units- FAIR, for age of structure.
  - b. Clay tile or terra cotta units- N/A
  - c. Reinforced concrete tie columns- FAIR, for age of structure.
  - d. Reinforced concrete tie beams- FAIR, for age of structure.
  - e. Lintels- FAIR, for age of structure.
  - f. Other type bond beams- FAIR, for age of structure.
  - g. Masonry finishes - exterior:
    - 1. Stucco- FAIR, for age of structure.
    - 2. Veneer- FAIR, for age of structure.
    - 3. Paint only- FAIR, for age of structure.
    - 4. Other (describe)- N/A
  - h. Masonry finished - interior:
    - 1. Vapor barrier- Seemingly watertight at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
    - 2. Furring and plaster- FAIR appearance
    - 3. Panelling- FAIR appearance
    - 4. Paint only- FAIR appearance
    - 5. Other (describe)- N/A

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- i. Cracks:
  - 1. Location - note beams, columns, other- Exterior bearing walls
  - 2. Description- Normal age stress cracks hairline.
- j. Spalling:
  - 1. Location - note beams, columns, other- None observed
  - 2. Description- N/A
- k. Rebar corrosion - check appropriate line:
  - 1. None visible- (√)
  - 2. Minor - Patching will suffice- N/A
  - 3. Significant - but patching will suffice- N/A
  - 4. Significant - structural repairs required (describe) - N/A
- 1. Samples chipped out for examination in spall areas:
  - 1. No- (√)
  - 2. Yes - describe color texture, aggregate, general quality- N/A

6. Floor and Roof Systems:

a. Roof:

- 1. Describe (flat, sloped, type roofing, type roof deck, condition)

Flat, built up plies roof seemingly in POOR condition for age of building as visibly observed at units/areas made accessible at time of inspection. PLEASE REFER TO 2B. No testing is part of this report. Owner is to assure that roof is properly maintained to include proper drainage, preventive measures and upgrades as may be necessary. Age of roof, life expectancy or guarantee of condition is not part of this inspection report. Owner must keep in mind that the average life expectancy of a roof in South Florida can vary by design, age, maintenance and material. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:

CENTRAL AC equipment, seemingly secure.

- 3. Note types of drains and scuppers and condition:

POSITIVE FLOW/SLOPED TO DRAIN: POOR condition for age of structure. PLEASE REFER TO 2B.

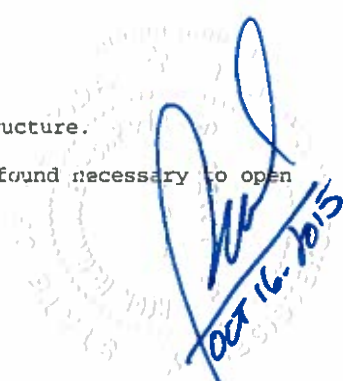
b. Floor system(s):

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

Concrete slabs on fill, ground floor: FAIR condition for age of structure.

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

Visual observations conducted of open accessible framing.



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7. Steel Framing Systems:

- a. Description: None observed
- b. Exposed Steel - describe condition of paint and degree of corrosion: N/A
- c. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was remove for inspection.

Visual observations done of open accessible areas on day of inspection

- d. Elevator sheave beams and connections, and machine floor beams - note condition:  
None

8. Concrete Framing Systems:

- a. Full description of structural system  
Concrete masonry units (C.M.U.), Concrete tie beams, grade beams, tie columns.
- b. Cracking:
  - 1. Not significant- Normal age stress cracks.
  - 2. Location and description of members affected and type cracking - Exterior bearing walls

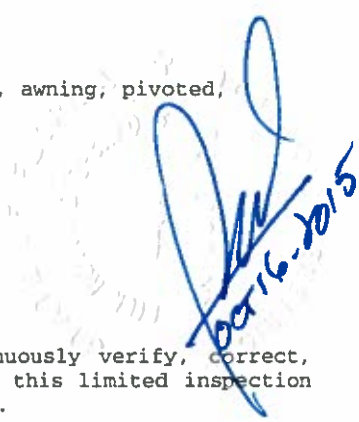
- c. General condition:  
Seemingly stable concrete framing UPON COMPLETION OF ITEMS LISTED IN 2B, built 1955. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

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

9. Windows:

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)  
AWNING
- b. Anchorage - type and condition of fasteners and latches:  
Machine screws and bolts
- c. Sealants - type and condition of perimeter and sealants & at mullions:  
FAIR for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.



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d. Interior seals - type & condition at operable vents:

FAIR for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

e. General condition:

FAIR for age of structure, preventative maintenance should continue. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. Wood Framing:

a. Type - fully describe if mill construction, light construction, major spans, trusses:

UNABLE TO VERIFY. PLEASE REFER TO 2B.

b. Note metal fittings i.e., angles, plates, bolts, split rings, pintles, other and note condition:

UNABLE TO VERIFY. PLEASE REFER TO 2B.

c. Joints - note if well fitted and still closed:

UNABLE TO VERIFY. PLEASE REFER TO 2B. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

d. Drainage - note accumulations of moisture:

Seemingly watertight at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

e. Ventilation - note any concealed spaces not ventilated:

N/A

f. Note any concealed spaces opened for inspection:

Visual observations conducted of open and visibly accessible spaces.



A handwritten signature in blue ink is written over a circular embossed seal. The signature is stylized and appears to be 'M. J. ...'. Below the signature, the date 'OCT 16 - 2015' is handwritten in blue ink.

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As 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(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCE  
DATE: August 24, 2015

INSPECTION MADE BY:  
SIGNATURE:  8/26/2015

INSPECTION COMPLETED  
DATE: August 24, 2015

PRINT NAME: Rick Hernandez-Capote, R.A.  
TITLE: AR 13379, AAC001931

MUST BE SIGNED AND  
SEALED BY ARCHITECT OR  
ENGINEER

ADDRESS: 7301 SW 83 Court  
Miami-Dade, FL 33143  
PHONE: (305) 275-6310  
FAX: (305) 275-6309

1. Description of Structure:

- k. Name or Title: BROCKWAY LTD.
- l. Property address: 241 ALMERIA AVENUE, CORAL GABLES FL.
- m. Legal description: CORAL GABLES CRAFTS SEC PB 10-40
- n. Owner's name: Same as title
- o. Owner's mail address: 297 ALMERIA AVENUE, CORAL GABLES FL. 33134
- p. Building Official Folio Number: 03-4117-005-2580
- q. Building Code Occupancy Classification: COMMERCIAL
- r. Present use: REPAIR SHOP
- s. General description, type of construction, size, number of stories, and special features.

CBS, one story, per Dade County Property Appraiser was built 1955, and has 2,350 ASF.

- t. Additions to original structure: NONE OBSERVED at time of inspection. No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

- 1. ELECTRICAL SERVICE: Overhead service to from FPL, ONE FEEDER FOUR WIRES, and EACH WIRE APPROXIMATELY 4/0 IN SIZE.
  - a. SIZE: AMPERAGE ( 200 ); FUSES ( ); BREAKER ( XX )
  - b. PHASE: 3φ ( XX ); 1φ ( );
  - c. CONDITION: GOOD ( ); FAIR ( XX ); NEED REPAIR ( )
  - d. COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

2. METER AND ELECTRICAL ROOM:

- a. CLEARANCES: GOOD ( ); FAIR ( XX ); CORRECTION REQ. ( )  
COMMENTS: Exterior type meters.

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3. GUTTERS:

- a. LOCATION: N/A  
GOOD ( ); REQUIRES REPAIR ( )
- b. LOCATION:  
GOOD ( ); REQUIRES REPAIR ( )
- c. COMMENTS: N/A
- c. TAPS AND FILL: N/A  
GOOD ( ); REQUIRES REPAIR ( )

4. ELECTRICAL PANELS:

- a. PANEL # ( 1 ): GOOD ( XX ); REQUIRES REPAIR ( )  
Location: As observed at each inspected area, breaker panels. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding purposes. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

5. BRANCH CIRCUITS:

- a. IDENTIFIED: YES ( ✓ ); MUST BE IDENTIFIED ( )
- b. CONDUCTORS: GOOD ( ✓ ); DETERIORATED ( ); REPLACE ( )
- c. COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

6. GROUNDING OF SERVICE: GOOD ( XX ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

7. GROUNDING OF EQUIPMENT: GOOD ( XX ); REQUIRES REPAIR ( )

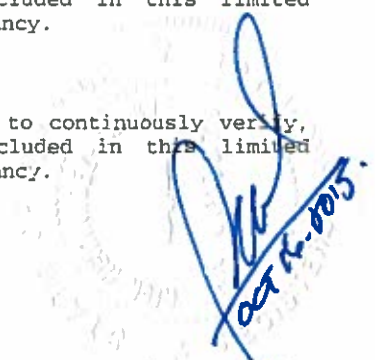
COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

8. SERVICE CONDUITS RACEWAYS; CONDITION: GOOD ( XX ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

9. SERVICE CONDUCTOR & CABLES; CONDITION: GOOD ( XX ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.



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10. TYPES OF WIRING METHODS:

CONDUIT RACEWAYS; RIGID:	GOOD ( XX );	REQUIRES REPAIR ( )
CONDUIT; PVC:	GOOD ( ) ;	REQUIRES REPAIR ( )
NM CABLE:	GOOD ( ) ;	REQUIRES REPAIR ( )
BX CABLE:	GOOD ( ) ;	REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

11. FEEDER CONDUCTORS; CONDITION: GOOD ( XX ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

12. EMERGENCY LIGHTING: GOOD ( XX ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

13. BLDG. EGRESS ILLUMINATION: GOOD ( XX ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

14. FIRE ALARM SYSTEM: N/A (XX) GOOD ( ) ; REQUIRES REPAIR ( )

COMMENTS: None observed. Authority Having Jurisdiction may determine additional requirements. In the case that the Authority Having Jurisdiction makes this a requirement, it is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

15. SMOKE DETECTORS: N/A (XX) GOOD ( ) ; REQUIRES REPAIR ( )

COMMENTS: Property owner is responsible and liable to provide continued testing, maintenance and upgrades as may be necessary to assure all smoke detectors are continuously operable. Special care should be taken to assure units and their wiring are neither tampered with nor malfunctioning. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. In addition, property owner is responsible to assure compliance with any requirement, code or ordinance that may require a hardwired carbon monoxide detector.

16. EXIT LIGHTS: GOOD ( XX ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

17. EMERGENCY GENERATOR: GOOD ( ) ; REQUIRES REPAIR ( )

COMMENTS: None observed.

OCT 14, 2015

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18. WIRING IN OPEN OR UNDER COVER PARKING, GARAGE AREAS: N/A ( ) GOOD ( XX ); ADDITIONAL ILLUMINATION REQUIRED ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

19. OPEN OR UNDER COVER PARKING SURFACE AND SECURITY LIGHTING: N/A ( ) GOOD ( XX ); ADDITIONAL ILLUMINATION REQUIRED ( )

COMMENTS: As observed/measured at time of inspection. Property owner is to assure that continued proper security lighting is provided at all times through preventive maintenance, upgrades or whatever means as may be necessary for compliance with section 8c-3 of the Code of Miami-Dade County. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

20. SWIMMING POOL WIRING: GOOD ( ); REQUIRES REPAIR ( )

COMMENTS: N/A.

21. WIRING OF/TO MECHANICAL EQUIPMENT: GOOD ( ✓ ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. Any machinery or equipment which is for tenant use is excluded for the purposes of this report.

22. GENERAL ADDITIONAL COMMENTS: THIS REPORT IS NOT FOR BIDDING PURPOSES. Continue with proactive maintenance and provide repairs as may be necessary to maintain property safe for continued use and occupancy. Please note that this report does not include testing of any component, it is based on visual observations of applicable and accessible areas on day of inspection. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

DATE: October 16, 2015

Re: Folio No. 03-4117-005-2580  
Property Address: 241 Almeria Avenue, Coral Gables Fl. Bldg. No.: 1  
Building Description: One STORY Commercial

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On August 16, 2015, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 1.5 foot candle per SF, Minimum 1 foot candle per SF, Minimum to Maximum ratio 1:1.5, foot candle 1 average per SF.
4. The level of illumination provided in the parking lot(s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

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

  
RICK HERNANDEZ CAPOTE

(Print Name)

**REQUEST AND AGREEMENT FOR RE-CERTIFICATION AS PER SECTION 8-11(f) OF THE  
CODE OF MIAMI DADE COUNTY**

OWNER NAME: BROCKWAY LTD.  
Property Address(es): 241 Almeria Avenue, Coral Gables Fl.  
Property Folio: 03-4117-005-2580  
Date of Inspection for Purposes of this Report: August 24, 2015

I James Eagleton as property owner and/or authorized representative of the above referenced property(s) am requesting that Arcbuilders and Group, Inc. (the "company") prepare and submit the required \*Minimum Inspection Procedural Guidelines as required for Re-certification as stipulated in Section 8-11 (f) of The Code of Miami Dade County (referred to as "this report") subject to the unconditional release and limitation of liability. I have submitted to Arcbuilders and Group, Inc. documentation in reference to repairs/alterations/corrections which I have performed on the subject property(s) and by doing so take full responsibility for the proper completion of any repairs/corrections/alterations and/or maintenance of the building components. I am responsible to disclose in writing any known defects or violations at the time of inspection or at the time the report is to be prepared and accordingly I am attaching as may be applicable a document in that regard. I understand that Arcbuilders and Group, Inc. relies on the validity of this documentation and is not responsible to verify the validity, quality, means and methods or compliance with applicable laws of the repairs/alterations/corrections performed at the subject building.

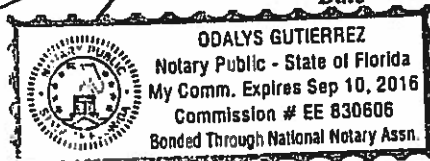
I understand that this limited \*report being requested from Arcbuilders and Group Inc. is not a guaranty or warranty for any part of this property. Further I hold harmless and indemnify Arcbuilders and Group Inc. its principals, owners and employees from any and all liability arising from the preparation and submission of this report. I acknowledge that this report is prepared and is to be submitted to the Building Official as may be required for Re-Certification as referenced above. This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11(f) of The Code of Miami Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As 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(s). No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection or this report, only visual observations were conducted of areas and components as made accessible by property owner/representative on the day of inspection. Any repairs/corrections/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. In the event that Arcbuilders and Group Inc, its principals, owners or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, or any other theory of liability, the combined liability of the company and its principals, owners and employees shall be limited to a sum equal to the amount of the fee paid by the client for the original inspection and report. Property owner agrees to have no cause of action against the company and its principals, owners or employees beyond thirty days after the date of this agreement. In the event the property owner fails to prove adverse claims against company or its principals, owners or employees in a court of law, the property owner will pay all legal costs, expenses and fees in defending claim. By submitting this report to the Building Department, property owner accepts full responsibility and liability to continuously verify, correct, repair and maintain all components of this building whether included in this limited inspection report or not. Acceptance and understanding of this agreement are hereby acknowledged.

James Eagleton - Real Estate Mgr.  
Print Name and Title

James Eagleton  
Signature

10-14-15  
Date

Subscribed and Sworn before me this 14  
day of 10 2015 by James Eagleton  
who is personally known to me or who has  
Produced the following identification:



[Signature]  
Notary Public, State of Florida  
My Commission expires: SEP 10 2016





City of Coral Gables  
Development Services



**RC-15-10-5755**

241 ALMERIA AVE #

Folio #: 03-4117-005-2580  
Permit Description: 40 YEAR BUILDING  
RECERTIFICATION OR OLDER BUILT (1955)

EL \_\_\_\_\_  
ME \_\_\_\_\_  
PL \_\_\_\_\_

# OFFICE SET

Section	Approved	
	By	Date
<input type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input type="checkbox"/> ELECTRICAL	<i>[Signature]</i>	10/24/15
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

12

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

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



Permit #: RC-15-10-5755      Permit type: rc010 - BUILDING RE CERTIFICATION      Address: 241 ALMERIA AVE  
 Master permit #:      Routing queue: rc012 - STRUCTURE CERTIFICATION      CORAL GABLES, FL 33134-5903

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOARDS - GENERATE F	calc fees	CALCULATE FEES	10/27/2015	comp	cgonzalez	
2 - CASHIER	collect	COLLECT FEES	10/28/2015		iwebuser	
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW				
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	10/28/2015	reject	mlopez	SEE REPORT.
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW	10/29/2015	apvd	areyes	
4 - RE CERTIFIED LETTER	letter	GENERATE LETTER				

CITY'S  
EXHIBIT

4

BEFORE THE CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 16-4688

Petitioner,

vs.

BROCKWAY LTD., LLLP  
a Florida limited liability limited partnership.

Respondent.

---

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

---

Date: January 22, 2016

To:

<p><b><u>Owner</u></b> Brockway Ltd., LLLP 297 Almeria Avenue Coral Gables, FL 33134-5903</p> <p>Return receipt number: <u>91 7108 2133 3932 6905 4116</u></p>	<p><b><u>Owner (Registered Agent)</u></b> Brockway Ltd., LLLP c/o Ronit Canet Registered Agent 300 Almeria Avenue Coral Gables, FL 33134-5812</p> <p>Return receipt number: <u>91 7108 2133 3932 6905 4123</u></p>
<p><b><u>Mortgagee</u></b> The Northern Trust Company 50 South Lasalle Street Chicago, IL 60603-1008</p> <p>Return receipt number: <u>91 7108 2133 3932 6905 4130</u></p>	<p><b><u>Mortgagee</u></b> Sun Trust Bank 777 Brickell Avenue Miami, FL 33131-2809</p> <p>Return receipt number: <u>91 7108 2133 3932 6905 4147</u></p>

**Mortgagee**

Sun Trust Bank  
303 Peachtree Street, NE  
Atlanta, GA 30308-3201

Return receipt number:

91 7108 2133 3932 6905 4154

Re: The one-story commercial building ("Structure"), built in 1955 (60-year recertification required), and located at **241 Almeria Avenue**, Coral Gables, FL 33146-5903, legally described as Lots 33 and 34, Block 10, 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 03-4117-005-2580 ("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 105-186(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 as follows:

On April 20, 2015, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

The Report, submitted to the City on October 16, 2015, stated that the Structure did not meet the minimum requirements to be recertified as structurally and electrically safe. The Report noted that the following items required repair or modification: **Structural:** 1) roof framing and structure are concealed, roof seemingly in poor condition, owner is required to have an uplift and moisture test completed, built up plies seemingly in poor condition for age of building, please refer to 2B: 2) wood framing and joints, unable to verify, please refer to 2B.

To date, the Owner has not a) completed the required repairs and b) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

**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 February 8, 2016, at 2:00 p.m.**

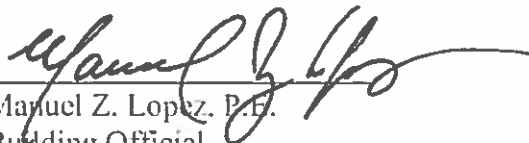
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the 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](mailto: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 to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and 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 appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto:mlopez@coralgables.com). The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

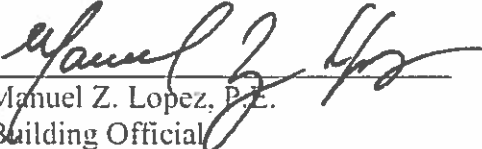
Please govern yourself accordingly.

  
Manuel Z. Lopez, P.E.  
Building Official



## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on January 22, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above. and by hand-delivery or posting at the Property.

  
Manuel Z. Lopez, P.E.  
Building Official

## 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 American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 16-4688

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 241 Almeria Ave, ON 1-22-16  
AT 9:20 a.m.

EDUARDO MARTIN  
Employee's Printed Name

Eduardo Martin  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 22<sup>nd</sup> day of January, in  
the year 20 16, by Eduardo Martin who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

241 Almeria Avenue

HEALTH AND CONSTRUCTION REGULATION BOARD  
OF THE CITY OF ORLANDO, FLORIDA

CITY OF ORLANDO, FLORIDA      CASE 16-407

Address: **241 Almeria Ave**

vs. **241 Almeria Ave**

**SPICKWALD LLP**  
a Florida limited liability partnership

**Notarized**

---

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

---

Date Issued: **09/20/16**

<b>Client</b> Spickwald LLP 2000 Woodland Avenue Orlando, FL 32803-3800	<b>Client Registration Agent</b> Dorothy L. Lipp c/o Brian Carter Registration Agent 241 Almeria Avenue Orlando, FL 32814-5417
<b>Business Contact</b> Tel: 7128 8122 3122 6705 4122	<b>Business Contact</b> Tel: 7128 8122 3122 6705 4122
<b>Notarized</b> By: Matthew D. Lee, Georgia 100 South Euclid Street Chicago, IL 60601-1200	<b>Notarized</b> Dan J. Lee, Notary 1700 Buckner Avenue Maitland, FL 32751-2700
<b>Business Contact</b> Tel: 7128 8122 3122 6705 4122	<b>Business Contact</b> Tel: 7128 8122 3122 6705 4122

Page 1 of 1



NOV 17 1985

95R214847

2,250.00

2,250.00

6-10-1985

RAMCO FORM 5

REC 12575-1399

This Quit-Claim Deed, Executed this 28th day of December 1984 by

BROCKWAY ENTERPRISES, INC., a Florida corporation  
first party, to  
BROCKWAY, LTD., a Florida limited partnership

whose postoffice address is  
second party:  
297 Almeria Avenue, Coral Gables, Florida

Whereby and between the herein first party and second party shall certain venues and parcels here legal improvements, and owners of record, and the interests and claims of corporations, whereby the records to affect or require.

Witnesseth, That the said first party for and in consideration of the sum of \$ in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever all the right title interest claim and demand which the said first party has in and to the following described lot piece or parcel of land, situate, lying and being in the County of Dade State of Florida to wit

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

2,250.00  
E. Collins  
7-17-85

2,250.00  
E. Collins  
7-17-85

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

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

Signed, sealed and delivered in presence of  
Witness  
STATE OF FLORIDA  
COUNTY OF DADE

Brockway Enterprises, Inc.  
JOHN BROCKWAY, President

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 John Brockway, President of Brockway Enterprises, Inc.

as one known to be the person described as and who executed the foregoing instrument and he executed the same on behalf of said corporation  
WITNESS my hand and official seal in the County and State of Florida this 28th day of December, A. D. 1984.

My Commission Expires:  
Notary Public, State of Florida  
My Commission Expires July 10, 1985



The instrument prepared by: CHARLES D. RUBIN  
Firm Jacobson Schwartz Nash Block & England  
Address 2401 Douglas Road, Miami, Florida 33134

CITY'S

EXHIBIT 6

1257571400

EXHIBIT "A"

Lots 33, 34, 35 in Block 10 of CORAL GABLES CRAFTS SECTION,  
according to the Plat thereof, as recorded in Plat Book 10  
at Page 40 of the Public Records of Dade County, Florida, but  
not including any improvements presently existing on such property.

RECORDED IN COUNTY PUBLIC DEPT  
OF DADE COUNTY, FLORIDA  
RECORD NUMBER

RICHARD B. B...  
CLERK DADE COUNTY

L

L



## Detail by Entity Name

### Florida Limited Partnership

BROCKWAY LTD., LLLP

### Filing Information

Document Number	A18721
FEI/EIN Number	59-2513462
Date Filed	12/28/1984
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	07/29/2008
Event Effective Date	NONE

### Principal Address

300 ALMERIA AVE.  
CORAL GABLES, FL 33134

Changed: 10/13/1995

### Mailing Address

300 ALMERIA AVE.  
CORAL GABLES, FL 33134

Changed: 10/13/1995

### Registered Agent Name & Address

CANET, RONIT  
300 ALMERIA AVE.  
CORAL GABLES, FL 33134

Name Changed: 06/08/2006

Address Changed: 10/13/1995

### General Partner Detail

#### **Name & Address**

BROCKWAY, ROBERT WTRUSTEE  
300 ALMERIA AVE.  
CORAL GABLES, FL 33134

BROCKWAY, PAULA LTRUSTEE  
300 ALMERIA AVE.  
CORAL GABLES, FL 33134

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2013	01/28/2013
2014	01/21/2014
2015	02/23/2015

**Document Images**

<a href="#"><u>02/23/2015 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/21/2014 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/28/2013 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/15/2012 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/12/2011 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/22/2010 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/29/2009 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>07/29/2008 -- LP Amendment</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/28/2008 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/23/2007 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>06/08/2006 -- LTD Amended/Restated Cert/NC</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/28/2006 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/11/2005 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/22/2004 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/19/2003 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/18/2002 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/01/2001 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/24/2000 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>12/07/1998 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>10/31/1997 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>11/18/1996 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>





CFN 2010R0817940  
 OR Bk 27511 Pgs 4344 - 4362; (19pgs)  
 RECORDED 12/07/2010 11:19:27  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

**THIS INSTRUMENT PREPARED BY & RETURN TO:**

Manuel A. Perez, Esq.  
 Harper Meyer Perez Hagen O'Connor Albert & Dribin LLP  
 201 S. Biscayne Blvd., Suite 800  
 Miami, Florida 33131  
 Telephone (305) 577-3443

**MORTGAGE**

**THIS MORTGAGE** (this "Mortgage") is made and delivered effective as of the 22<sup>nd</sup> day of November, 2010, by and between BROCKWAY LTD., LLLP, a Florida limited liability limited partnership with a mailing address at 300 Almeria Avenue, Coral Gables, Florida 33134 (hereinafter called the "Mortgagor"), and NORTHERN TRUST, NA, a national banking association formerly known as Northern Trust Bank of Florida, N.A., having an office at 700 Brickell Avenue, Miami, Florida 33131, (hereinafter called the "Mortgagee").

**WITNESSETH:**

**WHEREAS**, on May 31, 2007, Robert W. Brockway and Paula L. Brockway, as husband and wife (collectively, the "Brockways"), and Mortgagee entered into an agreement, pursuant to which Mortgagee agreed to extend to the Brockways a loan in the original principal amount of Five Million Six Hundred Twenty Five Thousand and No/100 United States Dollars (U.S. \$5,625,000.00) (the "Original Loan"); and

**WHEREAS**, the Original Loan is evidenced by that certain Interest Only Balloon Note dated effective as of May 31, 2007 in the original principal amount of Five Million Six Hundred Twenty Five Thousand and No/100 United States Dollars (U.S. \$5,625,000.00) from the Brockways in favor of the Mortgagee and by that certain Renewal of the Interest Only Balloon Note dated effective as of June 1, 2010, in the original principal amount of Five Million Six Hundred Twenty Five Thousand and No/100 United States Dollars (U.S. \$5,625,000.00) from the Brockways in favor of the Mortgagee (collectively, the "Original Note"); and

**WHEREAS**, the Brockways' obligations under the Original Loan and the Original Note are secured by that certain Mortgage dated effective as of May 31, 2007, by and between the Brockways and Mortgagee (the "Original Mortgage"), such Original Mortgage having been recorded June 1, 2007, in Official Records Book 25665, at Page 1750, of the Public Records of Miami-Dade County, Florida; and

**WHEREAS**, the Brockways and Mortgagee have amended the Original Loan pursuant to the terms of that certain Security and Term Loan Agreement of even date herewith (the "Loan Agreement") in order to, inter alia, (i) pay down the principal amount of the Original Loan to FIVE MILLION SIXTY-TWO THOUSAND FIVE HUNDRED AND 00/100 UNITED STATES DOLLARS (U.S. \$5,062,500.00) (the "Loan"), (ii) extend the maturity date of the Loan, all as more particularly set forth in the Loan Agreement; and (iii) include additional collateral; and

**FLORIDA DOCUMENTARY STAMP AND INTANGIBLE TAXES HAVE BEEN PAID WITH RESPECT TO THE ORIGINAL INDEBTEDNESS DESCRIBED IN THE ORIGINAL MORTGAGE, AND EVIDENCE OF SUCH PAYMENT APPEARS ON THE ORIGINAL MORTGAGE. THIS INSTRUMENT SECURES A FUTURE ADVANCE UNDER THE ORIGINAL MORTGAGE AND, PURSUANT TO SECTION 199.143(1), FLORIDA STATUTES, ADDITIONAL TAXATION IS ONLY DUE ON THE AMOUNT OF SUCH FUTURE ADVANCE.**

**BALLOON PAYMENT RIDER**

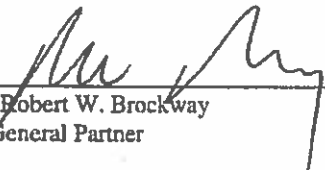
THIS BALLOON PAYMENT RIDER (this "Rider") is made effective as of the 22<sup>nd</sup> day of November, 2010, and amends that certain Amended and Restated Interest Only Balloon Note in the amount of \$5,625,000.00 (the "Note") made by Robert W. Brockway and Paula L. Brockway, as husband and wife (collectively, the "Borrower") to NORTHERN TRUST, NA (the "Mortgagee"), and that certain Mortgage of even date therewith by and between Brockway Ltd., LLLP (the "Mortgagor") and Lender (the "Mortgage"), to secure repayment of the Note.

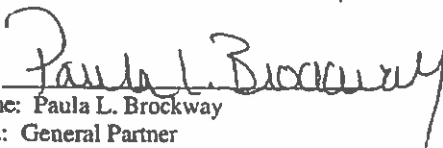
In addition to the agreements and provisions made in the Mortgage, both Mortgagor and Mortgagee further agree as follows:

**IF NOT PAID EARLIER, THIS LOAN IS PAYABLE IN FULL ON AUGUST 31, 2011 (THE "MATURITY DATE"). BORROWER MUST REPAY THE ENTIRE UNPAID PRINCIPAL BALANCE OF THE LOAN AND INTEREST THEN DUE. THIS IS CALLED A "BALLOON PAYMENT." THE LENDER IS UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME.**

At least ninety (90) but not more than one hundred twenty (120) days prior to the Maturity Date, Mortgagee must send the Borrower a notice which states the Maturity Date and the amount of the "balloon payment" which will be due on the Maturity Date (assuming all scheduled payments due between the date of the notice and the Maturity Date are made on time).

BROCKWAY LTD., LLLP

By:   
Name: Robert W. Brockway  
Title: General Partner

By:   
Name: Paula L. Brockway  
Title: General Partner

NORTHERN TRUST, NA

By:   
Name: Michael J. Villasana  
Title: Senior Vice President

June 25, 1991 Dade County  
Clerk of Circuit & County Courts  
Dade County, Florida

OFF REC 15082-3 1374

EXHIBIT A

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46, in Block 10, and Lots 1, 2, 3 and 4 in Block 15, of CORAL GABLES CRAFTS SECTION, according to the plat thereof, as recorded at Plat Book 10, at Page 40, of the Public Records of Dade County, Florida.

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
RECORD NUMBER  
Clerk of Circuit & County  
Courts

10607-49 P10xh:wp116

**Federal Deposit  
Insurance Corporation**

Each depositor insured to at least \$250,000 per insured bank

**The Northern Trust Company (FDIC #: 913)**

Status: Active • Insured Since January 1, 1934

The Northern Trust Company is an active bank

Effective January 1, 2008

**Overview**

Locations

History

Identifications

Financials

**Northern Trust  
Corporation**  
Bank Holding Company

**The Northern Trust  
Company**  
Banking Institution

**73 Locations**  
Branches (Offices)

**The Northern Trust Company** has 73 domestic locations in 18 states, 0 locations in territories, and 2 foreign locations

**Established:** January 1, 1889

**FDIC Certificate #:** 913

**Insured:** January 1, 1934

**Bank Charter Class:** Member of the Federal Reserve System

**Headquarters:** 50 South LaSalle Street  
Chicago, IL 60603  
Cook County

**Regulated By:** Federal Reserve Board

**Consumer Assistance:** <http://www.FederalReserveConsumerHelp.gov>

**Corporate Website:** <http://www.northerntrust.com>

Contact the FDIC about [The Northern Trust Company](#)

Federal Deposit  
Insurance Corporation

Each depositor insured to at least \$250,000 per insured bank.

## Northern Trust, National Association (FDIC #: 24185)

Status: Inactive • Inactive as of October 1, 2011

Northern Trust, National Association was merged or acquired without government assistance

Updated on 10/13/2011 10:01 AM

### Overview

Locations

History

Identifications

Financials

N/A  
Bank Holding Company

Inactive as of October 1, 2011

**Northern Trust, National Association** is no longer doing business under that name because it has been merged or acquired without government assistance. See the successor institution [The Northern Trust Company \(FDIC #: 913\)](#)

Northern Trust, National  
Association  
Banking Institution

**Established:** November 1, 1982

**FDIC Certificate #:** 24185

N/A  
Branches (Offices)

**Insured:** November 1, 1982

**Bank Charter Class:** National Bank

**Headquarters:** 700 Brickell Avenue  
Miami, FL 33131  
Miami-Dade County

Contact the FDIC about [Northern Trust, National Association](#) or [The Northern Trust Company](#).

PREPARED BY:  
Richard H. Bergman, Esq.  
Bergman and Jacobs, P.A.  
Suite 780  
777 Brickell Avenue  
Miami, Florida 33131

01R459485 2001 AUG 22 14:02

**AGREEMENT FOR SUBORDINATION OF MORTGAGE**

THIS AGREEMENT is made and entered into this 24 day of Aug, 2001, by and between BILL USSERY MOTORS, INC., *aka* Brockway Enterprises, Inc. (the "Existing Mortgagee"), with an address at 300 Almeria Avenue, Coral Gables, Florida 33134; SunTrust Bank, (the "New Mortgagee"), 777 Brickell Avenue, Miami, Florida 33131; and Brockway, LTD, (the "Owner"), 300 Almeria Avenue, Coral Gables, Florida 33134.

**Recitals**

Owner is the owner of a certain parcel of land, situated in the County of Miami- Dade, Florida, fully described in Exhibit "A" which is attached hereto and made a part hereof and of certain buildings and improvements on the parcel (the "Property").

Owner, by an instrument dated December 28, 1984, granted and conveyed to Bill Ussery Motors, Inc. a mortgage encumbering the Property (the "Existing Mortgage"), securing the payment of \$53,361,050.633, with interest. The Existing Mortgage was recorded on July 17, 1985, in Official Records Book 12575 at Page 1396 of the Public Records of Miami-Dade County, Florida.

Owner, by an instrument is granting and conveying to the New Mortgagee a lien by way of a Future Advance Agreement encumbering the Property (the "New Mortgage"), securing the payment of \$1,000,000.00, with interest, evidenced by a future advance promissory note in the amount of \$1,000,000.00. The New Mortgage is to be recorded in the office of the Clerk of the Circuit Court in and for Miami-Dade County, Florida prior to the recording of this Agreement.

The parties desire that the lien of the Existing Mortgage shall be subordinated in the full amount to the lien of the New Mortgage (Future Advance).

In consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is acknowledged by the Existing Mortgagee, the parties, intending to be legally bound, agree as follows:

1. The Existing Mortgage is subordinated to the lien of the New Mortgage to the full extent and in the aggregate amount of all advances made or to be made by the New Mortgagee not to exceed \$1,000,000.00, except

24



19858PG4188

for payment of real estate taxes and insurance, if any.

2. The subordination of the Existing Mortgage to the lien of the New Mortgage shall have the same force and effect as though the New Mortgage had been executed, delivered, and recorded in the Clerk's office prior to the execution, delivery, and recording of the Existing Mortgage.

3. If any proceedings are brought by the Existing Mortgagee or his successors or assigns against the Property, including foreclosure proceedings on the Existing Mortgage or to execute any judgment on the note or bond that it secures, the judicial sale in connection with the proceedings shall not discharge the lien of the New Mortgage.

4. This subordination also subordinates the lien of any security agreement or UCC-1 Financing Statement filed in connection with the Existing Mortgage.

5. This Agreement shall be binding on and inure to the benefit of the respective heirs, successors and assigns of the parties hereto.

Executed and delivered, this 8th day of Aug, 2001.

OWNER:

Brockway, LTD., a Florida limited partnership

Ronald Canet  
Witness Signature  
Print: Ronald Canet

Gregory W. Barnes  
Witness Signature  
Print: Gregory W. Barnes

By John C. Brockway  
John C. Brockway, General Partner

By Patricia A. Brockway  
Patricia A. Brockway, General Partner

ADDITIONAL SIGNATURES ON NEXT PAGE

**Bergman and Jacobs, P.A.**

777 BRICKELL AVENUE, SUITE 780 MIAMI, FLORIDA 33131

19858PG4189

NEW MORTGAGEE:

[Signature]  
Witness Signature  
Print: \_\_\_\_\_

[Signature]  
Witness Signature  
Print: \_\_\_\_\_

SUNTRUST BANK

BY: [Signature]  
Print: DELEPERCIE TSECH  
as its: Commercial Banking Officer

EXISTING MORTGAGEE:

Bill Usery Motors, Inc.,

By [Signature]  
Robert Brockway, President

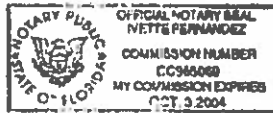
[Signature]  
Witness Signature  
Print: Robert Carver

[Signature]  
Witness Signature  
Print: Gregory W. Barnes

STATE OF Fla. ;  
COUNTY OF Dade ;

The foregoing instrument was acknowledged before me this 8th day of Aug, 2001 by John C. Brockway and Patricia A. Brockway as General Partners of Brockway, LTD., a Florida limited partnership who have produced DL as identification and who did not take an oath.

[Signature]  
NOTARY PUBLIC  
Print Name:  
Commission #:



19858PG4190

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August, 2001 by MICHAEL JOSEPH as Commercial Branch Officer of SUNTRUST BANK who is personally known to me and did not take an oath.

NOTARY PUBLIC, STATE OF FLORIDA

Print Name:

Commission Number:



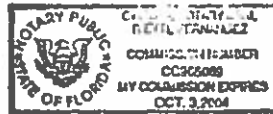
STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of Aug, 2001 by Robert Brockway as President of Bill Ussery Motors, Inc., a Florida corporation who has produced DL as identification and did not take an oath.

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: Ivete Fernandez

Commission Number:



OFF. REC. BK.

19858PG4191

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 1,2,3,4,7,8,9,33,34,37,38,39,40,41,42,43,44,45 and 46, all in Block 10, and Lots 1,2,3 and 4 in 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.

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

5,041.65

DECEMBER 17 1985

85R214840

MORTGAGE

12575-1396

THIS MORTGAGE DEED executed this 17th day of December A.D. 1985  
BROCKWAY, LTD., a Florida limited partnership

party of the first part (hereinafter called "Mortgagor"), is BROCKWAY ENTERPRISES, INC.,  
a Florida corporation

party of the second part (hereinafter called "Mortgagee"), WITNESSETH:

That for diverse good and valuable considerations, and also in consideration of the aggregate sum named in the promissory  
note or notes hereinafter described, the Mortgagor has granted, conveyed, sold, alien, released, returned, conveyed and confirmed unto the Mortgagee,  
in fee simple, all of that certain tract of land of which the Mortgagor is now seised and possessed and in actual possession, situate in Dade  
County, Florida, described as follows, to-wit:

Lots 1, 2, 3, 4, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44,  
45 and 46 in Block 10 and Lots 1, 2, 3, and 4 in Block 15,  
of CORAL GABLES CRAFTS SECTION, according to the Plat  
thereof, as recorded in Plat Book 10 at Page 60 of the  
Public Records of Dade County, Florida, but not including  
any improvements presently existing on such property.

5,041.65  
Cash  
E. Walker  
17-17-85

6,772.10  
E. Walker - 117-85

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and together with all agricultural, horticultural and fruit crops, now planted and/or growing, and hereafter planted, grown or raised, on the above-described land, and also all buildings, structures, additions and improvements, now or at any time hereafter erected thereon, together with and including all of the boilers, machines, heating plants, lighting plants and all plumbing apparatus, fixtures, appliances, refrigerating and air conditioning equipment, tanks, basins, electric heating and lighting plants, lighting fixtures, power machinery, gears or plants for running and operation of passenger or steel elevators including passenger and other elevators now or hereafter located in the building upon said land, and all other machinery, appliances and apparatus now or hereafter placed on said premises, either in removal or replacement of fixtures, machinery, appliances and appurtenances originally installed on said premises, in connection with the completion thereof or in addition thereto, which may hereafter be placed upon the above described land, and which said fixtures, machinery, appliances and appurtenances the Mortgagee warrants shall be free from any encumbrances, retention of title or other claims in favor of any other person and that this deed shall be a first lien thereon.

TO HAVE AND TO HOLD all and singular the said property hereby conveyed, mortgaged, pledged or assigned by the Mortgagor, or intended to or to be, unto the Mortgagee, as for example:

And the Mortgagee covenants unto the Mortgagee that the Mortgagee has full power and lawful right to convey said mortgaged property as aforesaid; that it shall be lawful for the Mortgagee at all times presently and thence to convey upon, hold, lease, sell and convey said mortgaged property; that the same is free from all encumbrances except as herein specifically set forth, save the Mortgagee will make such further covenants as pertain to the title to said mortgaged property as the Mortgagee may deem necessary or required; and that the Mortgagee hereby fully warrants the title to said mortgaged property and will defend the same against the lawful claims of all persons whatsoever.

PROVIDED, ALWAYS that if the Mortgagee shall pay unto the Mortgagee the indebtedness evidenced by a Promissory Note in the amount of \$3,361,050.63  
THIS INSTRUMENT PREPARED BY:

CHARLES D. RUBIN  
Fine, Jacobson, Schwartz, Wash, Block & England  
2401 Douglas Road  
Miami, Florida 33134

1300

The terms "Mortgagor" and "Mortgagee" wherever used in this instrument shall include the heirs, personal representatives, assigns, successors and assigns of the respective parties herein. Wherever used the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, the Mortgagor has hereto set its hand this 28th day of December, 1984.

MORTGAGOR:  
BROCKWAY, LTD. a Florida limited Partnership

BY: John C. Brockway  
JOHN C. BROCKWAY, General Partner

BY: Patricia A. Brockway  
PATRICIA A. BROCKWAY, General Partner

MORTGAGEE:  
BROCKWAY ENTERPRISES, INC.,  
a Florida corporation

BY: John C. Brockway  
JOHN C. BROCKWAY, President

STATE OF FLORIDA  
COUNTY OF DADE

Before me, the undersigned authority, this day personally appeared John Brockway, a General Partner of Brockway, Ltd., and President of Brockway Enterprises, Inc., and Patricia A. Brockway, a General Partner of Brockway, Ltd.

to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.  
WITNESS my hand and official seal at Miami  
December 19 84

Notary Public, State of Florida at Large  
My Commission Expires:  
BCEBOS 12 31 85

STATE OF FLORIDA  
COUNTY OF

I HEREBY CERTIFY that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned authority, personally appeared \_\_\_\_\_ and \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument: \_\_\_\_\_ and \_\_\_\_\_, respectively, of \_\_\_\_\_

a corporation, and each severally acknowledged the execution of such instrument as such officers, in and on behalf of and on the act and deed of said corporation, for the uses and purposes therein expressed, pursuant to authority lawfully conferred upon them by said corporation; and that the seal affixed thereto is true and genuine corporate seal of said corporation, and was affixed thereto by said officers.

WITNESS my hand and official seal at \_\_\_\_\_, said County and State, the date aforesaid.

Notary Public, State of Florida at Large  
My Commission Expires:

Florida Notary Public Seal  
Notary Public, State of Florida at Large  
My Commission Expires:



Federal Deposit  
Insurance Corporation

Each depositor insured to at least \$250,000 per insured bank.

## SunTrust Bank (FDIC #: 867)

Status: Active • Insured Since January 1, 1934

SunTrust Bank is an active bank

FDIC ID: 867000000000000000

### Overview

Locations

Holiday

Insured Since

Financials

**Suntrust Banks, Inc.**  
Bank Holding Company

**SunTrust Bank**  
Banking Institution

**1473 Locations**  
Branches (Offices)

**SunTrust Bank** has 1473 domestic locations in 12 states, 0 locations in territories, and 5 foreign locations

**Established:** September 21, 1891

**FDIC Certificate #:** 867

**Insured:** January 1, 1934

**Bank Charter Class:** Member of the Federal Reserve System

**Headquarters:** 303 Peachtree Street,  
Northeast  
Atlanta, GA 30308  
Fulton County

**Regulated By:** Federal Reserve Board

**Consumer Assistance:** <http://www.FederalReserveConsumerHelp.gov>

**Corporate Website:** <http://WWW.SUNTRUST.COM>

Contact the FDIC about [SunTrust Bank](#)

June 25, 1991 - BROCKWAY - SECURITY AGREEMENT

OFF REC 15082-1354

MORTGAGE AND SECURITY AGREEMENT

Date: June 27, 1991

91R216308 1991 JUN 25 16:54

Mortgagor: BROCKWAY, LTD., a Florida limited partnership  
297 Almeria Avenue  
Coral Gables, Florida 33134

Mortgagee: SUN BANK/MIAMI, N.A., a national banking association  
777 Brickell Avenue  
Miami, Florida 33131

This Mortgage and Security Agreement (the "Mortgage") is given to secure the payment, performance and observance by MORTGAGOR of all the covenants and conditions contained in this Mortgage, and in the Net Worth Guaranty from MORTGAGOR to MORTGAGEE of even date herewith (the "Net Worth Guaranty") given to Mortgagee in connection with that certain loan (the "Loan") in the amount of \$12,000,000.00 made by MORTGAGOR to Bill Ussery Motors, Inc. ("Borrower"), pursuant to that certain Construction Loan Agreement by and among, inter alia, Borrower, MORTGAGOR and MORTGAGEE, of even date herewith (the "Construction Loan Agreement") as evidenced by that certain promissory note from Borrower to MORTGAGEE of even date herewith, in the original principal amount of \$12,000,000.00 (the "Note"), and in order to charge the properties, interests and rights hereinafter described with such payment, performance and observance, and for and in consideration of the sum of Ten Dollars (\$10.00) to MORTGAGOR duly paid by MORTGAGEE on or before the ensealment and delivery of this Mortgage and for other valuable consideration, the receipt of which is hereby acknowledged, MORTGAGOR has executed and delivered this Mortgage and has mortgaged to MORTGAGEE and its successors and assigns all of MORTGAGOR's interest in the following-described real property, buildings, improvements, appurtenances, tangible property, rents, contract rights, other intangibles and secondary financing (which, together with any additional such property hereafter acquired by MORTGAGOR and subjected to the lien of this Mortgage, is collectively referred to as the "Mortgaged Property"), to-wit:

(A) The Land. A parcel of land situate, lying and being in the County of Dade, State of Florida, described and set forth in EXHIBIT "A" attached hereto and made a part hereof, and the benefit of all easements and other agreements, if any (the "Land").

(B) Improvements. All buildings, structures, betterments and other improvements of any nature now or hereafter situated, or intended to be situated, in whole or in part upon the Land, regardless of whether physically affixed or now or hereafter severed or capable of severance from the Land, except for such of the foregoing as are located on Parcel 1 and are owned by John C. Brockway and Patricia A. Brockway (the "Improvements").

(C) Appurtenances. All easements, rights of way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers and all tenements, hereditaments and appurtenances whatsoever, in any way belonging, relating or appertaining to the Land, or which hereafter shall in any way belong, relate to or be appurtenant

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
Robert H. Smith, Esq.  
Holland & Knight  
1200 Brickell Avenue  
Miami, Florida 33131

9600

JUNE 25 1991 DADLOWNEY - CLERK OF CIRCUIT & COUNTY COURTS  
APPROVED BY CLERK OF CIRCUIT & COUNTY COURTS

OFF REC 15082 PS 1374

EXHIBIT A

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46, in Block 10, and Lots 1, 2, 3 and 4 in Block 15, of CORAL GABLES CRAFTS SECTION, according to the plat thereof, as recorded at Plat Book 10, at Page 40, of the Public Records of Dade County, Florida.

RECORDED IN PUBLIC RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
SERIAL 15082  
Clerk of Circuit & County  
Courts

18607-49 Plohx:wp116

Federal Deposit  
Insurance Corporation

Each depositor insured to at least \$250,000 per insured entity.

## Sun Bank/Miami, National Association (FDIC #: 3578)

Status: Inactive • Inactive as of January 1, 2000

Sun Bank/Miami, National Association was merged or acquired without government assistance

### Overview

Locations

History

Identifications

Financials

N/A  
Bank Holding Company

Sun Bank/Miami,  
National Association  
Banking Institution

N/A  
Branches (Offices)

**Inactive as of January 1, 2000**

**Sun Bank/Miami, National Association** is no longer doing business under that name because it has been merged or acquired without government assistance. See the successor institution [SunTrust Bank \(FDIC #: 867\)](#)

**Established:** January 1, 1934

**FDIC Certificate #:** 3578

**Insured:** January 1, 1934

**Bank Charter Class:** National Bank

**Headquarters:** 777 Brickell Avenue  
Miami, FL 33131  
Miami-Dade County

Contact the FDIC about [Sun Bank/Miami, National Association](#) or [SunTrust Bank](#)

Federal Deposit  
Insurance Corporation  
Each depositor insured to at least \$250,000 per insured bank

## SunTrust Bank (FDIC #: 867)

Status: Active • Insured Since January 1, 1934

SunTrust Bank is an active bank

### Overview

Locations

History

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**Suntrust Banks, Inc.**  
Bank Holding Company

**SunTrust Bank**  
Banking Institution

**1473 Locations**  
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**SunTrust Bank** has 1473 domestic locations in 12 states, 0 locations in territories, and 5 foreign locations

**Established:** September 21, 1891

**FDIC Certificate #:** 867

**Insured:** January 1, 1934

**Bank Charter Class:** Member of the Federal Reserve System

**Headquarters:** 303 Peachtree Street,  
Northeast  
Atlanta, GA 30308  
Fulton County

**Regulated By:** Federal Reserve Board

**Consumer Assistance:** <http://www.FederalReserveConsumerHelp.gov>

**Corporate Website:** <http://WWW.SUNTRUST.COM>

Contact the FDIC about [SunTrust Bank](#)



[Home](#)  
 [Citizen Services](#)  
 [Business Services](#)  
 [Back to Coral Gables.com](#)

**Permits and Inspections: Search Results**

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 [Contact](#)

[New Permit Search](#)

**Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EL-12-03-7862	03/09/2012	241 ALMERIA AVE	ELEC LOW VOLTAGE SYSTEM	SECURITY SYSTEM INSTALLATION \$800	final	03/12/2012	04/16/2012	0.00
RC-15-10-5755	10/27/2015	241 ALMERIA AVE	BUILDING RE CERTIFICATION	40 YEAR BUILDING RECERTIFICATION OR OLDER BUILT (1955)	issued	10/28/2015		600.00

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** 7





**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.

---

<b>Occupant Name:</b>	Mercedes Benz of Coral Gables	<b>Inspection Date:</b>	6/15/2015
<b>Address:</b>	241 Almeria Avenue	<b>InspectionType:</b>	AA-Tactical, Business (Annual Fire Inspection)
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	1000

---

**No violations noted at this time.**

<b>Company Representative:</b>	Signature on file Robert Juan 6/15/2015
<b>Inspector:</b>	Signature on file Madelaine Mendez 6/15/2015

**CITY'S**

**EXHIBIT**

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