



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/28/2016

| Property Information | |
|----------------------|--|
| Folio: | 03-4108-007-3760 |
| Property Address: | 155 MIRACLE MILE Coral Gables, FL 33134-5405 |
| Owner | BLANCK TRUST LTD PARTNERSHIP |
| Mailing Address | 5730 SW 74 ST SUITE #700 MIAMI, FL 33143-5320 |
| Primary Zone | 6400 COMMERCIAL - CENTRAL |
| Primary Land Use | 1111 STORE : RETAIL OUTLET |
| Beds / Baths / Half | 0 / 0 / 0 |
| Floors | 1 |
| Living Units | 0 |
| Actual Area | Sq Ft |
| Living Area | Sq Ft |
| Adjusted Area | 3,001 Sq Ft |
| Lot Size | 3,120 Sq Ft |
| Year Built | 1946 |



| Assessment Information | | | |
|------------------------|-------------|-------------|-------------|
| Year | 2016 | 2015 | 2014 |
| Land Value | \$936,000 | \$936,000 | \$843,281 |
| Building Value | \$330,110 | \$307,453 | \$330,110 |
| XF Value | \$0 | \$0 | \$0 |
| Market Value | \$1,266,110 | \$1,243,453 | \$1,173,391 |
| Assessed Value | \$1,266,110 | \$1,243,453 | \$1,143,434 |

| Benefits Information | | | | |
|----------------------|----------------------|------|------|----------|
| Benefit | Type | 2016 | 2015 | 2014 |
| Non-Homestead Cap | Assessment Reduction | | | \$29,957 |

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

| Short Legal Description |
|--|
| CORAL GABLES SEC L PB 8-85 LOT 38 LESS W1FT BLK 38 LOT SIZE 24.000 X 130 OR 18923-2889 1299 5 |

| Taxable Value Information | | | |
|---------------------------|-------------|-------------|-------------|
| | 2016 | 2015 | 2014 |
| County | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,266,110 | \$1,243,453 | \$1,143,434 |
| School Board | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,266,110 | \$1,243,453 | \$1,173,391 |
| City | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,266,110 | \$1,243,453 | \$1,143,434 |
| Regional | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,266,110 | \$1,243,453 | \$1,143,434 |

| Sales Information | | | |
|-------------------|-------|--------------|---------------------------|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| | | | |

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

Version

CITY'S

EXHIBIT 1



155 Miracle Mile

service list – 155 Miracle Mile

| | |
|--|---|
| <p><u>Owner</u> Blanck Trust Limited Partnership LLLP 8820 SW 131 Street Miami, FL 33176-5910</p> <p>Return receipt number:</p> | <p><u>Owner (Registered Agent)</u> Blanck Trust Limited Partnership LLLP c/o Robert W. Blanck, Esq. Registered Agent 5730 SW 74th Street, Suite 700 Miami, FL 33143-5320</p> <p>Return receipt number:</p> |
|--|---|



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

| Permit#: | App. Date | Street Address | Type | Description | Status | Issue Date | Final Date | Fees Due |
|---------------|------------|------------------|-------------------------------------|---|----------|------------|------------|----------|
| BL-10-12-4307 | 12/15/2010 | 155 MIRACLE MILE | ROOF / LIGHT WEIGHT CONC | ROOF MAINTENANCE ONLY COAT ROOF WITH SEALOFLEX SYSTEM \$2,000 | final | 12/16/2010 | 12/23/2010 | 0.00 |
| CE-11-07-7686 | 07/28/2011 | 155 MIRACLE MILE | CODE ENF WARNING PROCESS | VERBAL WARNING SEC 5-1901 ZONING CODE (SNA) AVANT-GARDE - SPOKE TO CAROLINA MUST REMOVE PORTABLE SIGN | final | 07/28/2011 | 07/29/2011 | 0.00 |
| CE-11-08-5377 | 08/03/2011 | 155 MIRACLE MILE | CODE ENF WARNING PROCESS | WT6454 SEC 5-1902 ZONING CODE (SNA) PORTABLE SIGN PROHIBITED. VERBAL WARNING 7/29/11 | final | 08/03/2011 | 08/03/2011 | 0.00 |
| ME-10-07-4634 | 07/19/2010 | 155 MIRACLE MILE | MECH COMMERCIAL / RESIDENTIAL WORK | INTERIOR TILING & PAINTING \$4,000 | final | 07/19/2010 | 07/19/2010 | 0.00 |
| PL-10-07-4635 | 07/19/2010 | 155 MIRACLE MILE | PLUMB COMMERCIAL / RESIDENTIAL WORK | PLUMBING FOR INTERIOR TILING & PAINTING | final | 07/26/2010 | 10/05/2010 | 0.00 |
| PU-10-06-5192 | 06/28/2010 | 155 MIRACLE MILE | PUBLIC RECORDS SEARCH | REQ COPIES OF PERMIT 98060530 CRM INV 010679 | final | 06/28/2010 | 06/28/2010 | 0.00 |
| RC-16-11-7686 | 11/28/2016 | 155 MIRACLE MILE | BUILDING RE CERTIFICATION | CONSTRUCTION REGULATION BOARD CASE #16-5597 AND UNSAFE STRUCTURES FEE | approved | | | 980.63 |
| ZN-10-07-4181 | 07/12/2010 | 155 MIRACLE MILE | PAINT / RESURFACE FL / CLEAN | INTERIOR TILING & PAINTING \$4,000 | final | 07/23/2010 | 11/01/2010 | 0.00 |
| ZN-13-06-1953 | 06/28/2013 | 155 MIRACLE MILE | PAINT / RESURFACE FL / CLEAN | PRESSURE CLEAN AND PAINT EXTERIOR WALLS BM AC | final | 07/18/2013 | 08/21/2013 | 0.00 |

CITY'S

EXHIBIT 2

31 HOT SPRING
STONES
(TAUPE) \$1500

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



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

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

Occupant Name: AVANT GARDE **Inspection Date:** 12/16/2016
Address: 155 Miracle Mile **InspectionType:** AA-Tactical, Business (Annual Fire Inspection)
City: Coral Gables **Inspected By:** Terrance J. Daniel
305-441-5776
tdaniel@coralgables.com
Suite: **Occ. Sq. Ft.:** 1600

| Insp. Result | Location | Code Set | Code |
|--|----------|-----------------------------|--|
| Fail | Floor 1 | FL NFPA 01 13 Electrical | 11.1.7.6 - Excerpt: Extension cords shall not be used as a substitute... |
| Comment: Extension cords shall not be used as a substitute for permanent wiring. location: ATM Machine | | | |

A re-inspection will occur on or after 1/16/2017.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Company Representative:

Marilyn Garcia
12/16/2016

Inspector:

CITY'S
EXHIBIT 3

Terrance J. Daniel
12/16/2016 10:23:08 AM



Signature valid only in mobile-eyes documents

Terrance J. Daniel
12/16/2016



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3931 9002 6978

BLANCK TRUST LTD PARTNERSHIP
C/O ROBERT W BLANCK
5730 SW 74 ST SUITE #700
MIAMI, FL 33143-5320

RE: 155 MIRACLE MILL CORAL GABLES, FL.
FOLIO # 03-4108-007-3760
Recertification of Building 40 Years or Older

Gentlemen:

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

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(1), 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
EXHIBIT 4
Composite

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5597

vs.

BLANCK TRUST LIMITED PARTNERSHIP LLLP
8820 S.W. 131st Street
Miami, Florida 33176-5910

Return receipt number:

91 7108 2133 3932 7093 3622

Respondent.

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

Date: December 20, 2016

Re: **155 Miracle Mile**, Coral Gables, Florida 33134-5405 and legally described as Lot 38 less w/ft, Block 38, of CORAL GABLES SECTION L, according to the Plat thereof, as recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-007-3760 ("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 January 9, 2017, at 2:00 p.m.

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

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

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

Please govern yourself accordingly.


Belkys Garcia Secretary to the Board

ADA NOTICES

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

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

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

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

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

C:

Blanck Trust Limited Partnership LLLP, c/o Robert W. Blanck, Esq., 5730 S.W. 74th Street, Suite 700, Miami, Florida 33143-5320



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5597

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 155 MIRACLE MILE, ON 12-20-16
AT 10:15 a.m.

EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

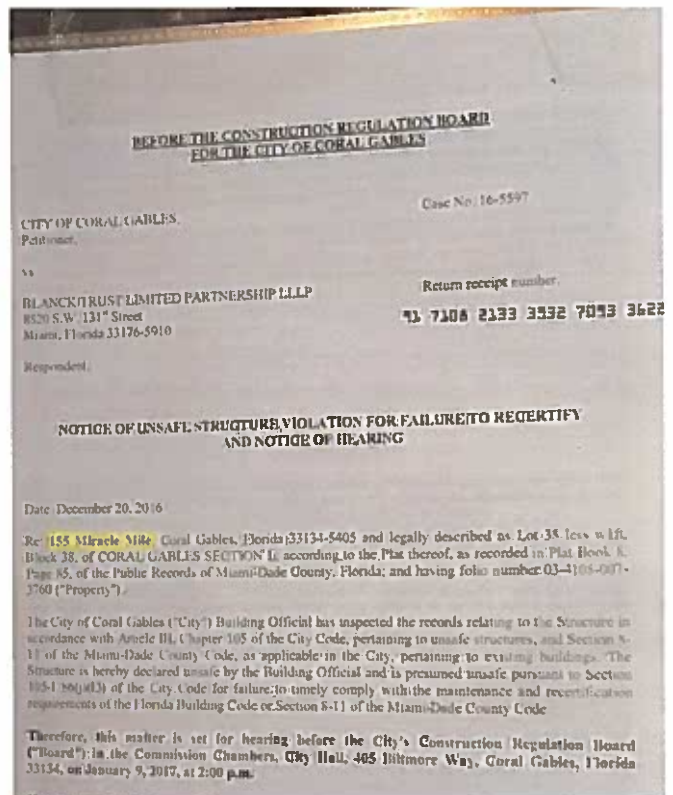
Sworn to (or affirmed) and subscribed before me this 20th day of December, in
the year 20 16, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

155 Miracle Mile



REC: 1892372889

Return to:
Name Richard J. Horwich, Esquire
Address 1541 Sunset Drive, Suite #202
Coral Gables, Florida 33143

99R657938 1999 DEC 22 14:11

This instrument was prepared by:
Name Richard J. Horwich, Esquire
Address 1541 Sunset Drive, Suite #202
Coral Gables, Florida 33143

DUSTY DEE 1,097.80 SURTX 1,433.25
HARVEY ROVIN, CLERK DADE COUNTY, FL

Grantee S.S. No. _____
Name

Grantee S.S. No. _____
Name

Property Appraiser's Parcel
Identification No 03-4108-007-3760

_____ [Space above this line for recording data] _____

WARRANTY DEED (STATUTORY FORM - SECTION 689 02 F.S.)

This Indenture, made this 10 ^{DECEMBER} day of November, 1999, Between

DORIS M. BLANCK and BERNARD G. BLANCK, whose post office address is 7830 S.W. 52nd Court, Miami, Florida 33143-5926, of the County of Miami-Dade, State of Florida, grantor*, and

BLANCK TRUST LIMITED PARTNERSHIP, whose post office address is 5730 S.W. 74th Street, Suite #700, Miami, Florida 33143, of the County of Miami-Dade, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and its successors and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

East 24 feet of Lot 38, Block 38, Coral Gables Section L Revised, according to the Plat thereof, recorded in Plat Book 8, Page 85, of the Public Records of Dade County, Florida, together with the building and improvements situate thereon.

SUBJECT TO

1. Taxes for the year 1999 and subsequent years,
2. Conditions, restrictions, limitations, easements, reservations and encumbrances of record, if any,
3. Applicable zoning ordinances, if any.

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

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

10570

OFF. REC. 189237289D

Neither person comprising grantor resides on said land or any land contiguous thereto, and both those persons in fact reside at 7630 S W 52nd Court, Miami, Florida 33143-5926.

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

Signed, sealed and delivered in our presence:

[Signature]
First Witness Signature

Jose A. Dapena
First Witness Name Printed

[Signature]
Second Witness Signature

John H. Perry II
Second Witness Name Printed

[Signature] (SEAL)
DORIS M. BLANCK

[Signature]
First Witness Signature

Jose A. Dapena
First Witness Name Printed

[Signature]
Second Witness Signature

James H. Perry
Second Witness Name Printed

[Signature] (SEAL)
BERNARD G. BLANCK

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 15th day of November, 1999 by DORIS M. BLANCK and BERNARD G. BLANCK, who were personally known to me have produced as identification a _____ issued by _____

My Commission Expires

OFFICIAL NOTARY SEAL
SHEAN MARGARET MELLEY
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC887655
MY COMMISSION EXP. OCT. 8, 2000

[Signature]
Notary Signature

Shean Margaret Melley
Notary Name Printed

RECEIVED IN CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT
OF THE STATE OF FLORIDA
RECORDS SECTION
HARVEY RUVIN
CLERK CIRCUIT COURT



DIVISION of
CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Florida Limited Partnership

BLANCK TRUST LIMITED PARTNERSHIP LLLP

Filing Information

| | |
|-----------------------------|-------------------|
| Document Number | A99000001690 |
| FEI/EIN Number | 65-0991690 |
| Date Filed | 10/14/1999 |
| State | FL |
| Status | ACTIVE |
| Last Event | LLLP Statement of |
| Qualification | |
| Event Date Filed | 08/08/2000 |
| Event Effective Date | NONE |

Principal Address

8820 SW 131 ST
MIAMI, FL 33176

Changed: 04/14/2008

Mailing Address

8820 SW 131 ST
MIAMI, FL 33176

Changed: 04/14/2008

Registered Agent Name & Address

BLANCK, ROBERT W., Esq.
5730 S.W. 74TH STREET, SUITE 700
MIAMI, FL 33143

Name Changed: 03/21/2013

General Partner Detail

Name & Address

Document Number P99000046786

BLANCK TRUST CORPORATION

8820 SW 131 ST

MIAMI, FL 33176

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2014 | 02/21/2014 |
| 2015 | 01/22/2015 |
| 2016 | 02/04/2016 |

Document Images

| | |
|---|--|
| 02/04/2016 -- ANNUAL REPORT | View image in PDF format |
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| 04/13/2000 -- ANNUAL REPORT | View image in PDF format |
| 10/14/1999 -- Domestic LP | View image in PDF format |