

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 7/16/2021

Property Information	
Folio:	03-4130-009-0250
Property Address:	5915 PONCE DE LEON BLVD Coral Gables, FL 33146-2435
Owner	PLUMER PROPERTIES LTD PRTNRSHP & RICH-CHRIS CORP
Mailing Address	5915 PONCE DE LEON BLVD #19 CORAL GABLES, FL 33146-2435
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0/0/0
Floors	6
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	62,805 Sq.Ft
Lot Size	42,500 Sq.Ft
Year Built	1971

Assessment Information						
Year	2021	2020	2019			
Land Value	\$7,437,500	\$7,437,500	\$7,437,500			
Building Value	\$3,662,500	\$3,662,500	\$2,562,500			
XF Value	\$0	\$0	\$0			
Market Value	\$11,100,000	\$11,100,000	\$10,000,000			
Assessed Value	\$11,100,000	\$11,000,000	\$10,000,000			

Benefits Information						
Benefit	Туре	2021	2020	2019		
Non-Homestead Cap		\$100,000				
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School						

Board, City, Regional).

Short Legal Description	
CORAL GABLES RIVIERA SEC 14 2ND	
REV PL PB 28-32	
NELY25FT OF LOT 9 & LOTS 10 THRU	
22 BLK 196	
LOT SIZE 425.000 X 100	



Taxable Value Information						
	2021	2020	2019			
County						
Exemption Value	\$0	\$0	\$0			
Taxable Value	\$11,100,000	\$11,000,000	\$10,000,000			
School Board						
Exemption Value	\$0	\$0	\$0			
Taxable Value	\$11,100,000	\$11,100,000	\$10,000,000			
City		<u> </u>				
Exemption Value	\$0	\$0	\$0			
Taxable Value	\$11,100,000	\$11,000,000	\$10,000,000			
Regional						
Exemption Value	\$0	\$0	\$0			
Taxable Value	\$11,100,000	\$11,000,000	\$10,000,000			

Sales Information				
Previous Sale	Price	OR Book- Page	Qualification Description	
07/01/1998	\$0	18327- 3805	Sales which are disqualified as a result of examination of the 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 assumet in liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:



DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Partnership

THE PLUMER PROPERTIES LIMITED PARTNERSHIP

Filing Information

Document Number

A97000000634

FEI/EIN Number

59-1622860

Date Filed

03/14/1997

State

FL

Status

ACTIVE

Principal Address

5915 PONCE DE LEON BLVD.

SUITE 47

CORAL GABLES, FL 33146

Changed: 02/20/2007

Mailing Address

5915 PONCE DE LEON BLVD.

SUITE 47

CORAL GABLES, FL 33146

Changed: 02/20/2007

Registered Agent Name & Address

FLICK, PATIENCE P

5915 PONCE DE LEON BLVD.

SUITE 47

CORAL GABLES, FL 33146

Name Changed: 11/10/1997

Address Changed: 02/20/2007

General Partner Detail

Name & Address

CITY'S

EXHIBIT _____

Document Number 151163

RICH-CHRIS CORP. 5915 PONCE DE LEON BLVD., SUITE 47 CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2019	03/04/2019
2020	02/10/2020
2021	02/08/2021

Document Images

Document images	
02/08/2021 ANNUAL REPORT	View image in PDF format
02/10/2020 ANNUAL REPORT	View image in PDF format
03/04/2019 - ANNUAL REPORT	View image in PDF format
01/31/2018 - ANNUAL REPORT	View image in PDF format
02/13/2017 ANNUAL REPORT	View image in PDF format
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01/07/2015 ANNUAL REPORT	View image in PDF format
03/23/2014 ANNUAL REPORT	View image in PDF format
03/07/2013 - ANNUAL REPORT	View image in PDF format
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02/14/2005 ANNUAL REPORT	View image in PDF format
01/06/2004 ANNUAL REPORT	View image in PDF format
01/28/2003 ANNUAL REPORT	View image in PDF format
01/30/2002 ANNUAL REPORT	View image in PDF format
02/09/2001 ANNUAL REPORT	View image in PDF format
03/30/2000 - ANNUAL REPORT	View image in PDF format
12/17/1998 - ANNUAL REPORT	View image in PDF format
11/10/1997 - ANNUAL REPORT	View image in PDF format
03/14/1997 Domestic LP	View image in PDF format

Florida Department of State, Division of Corporations

DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation RICH-CHRIS CORP.

Filing Information

Document Number

151163

FEI/EIN Number

59-0972046

Date Filed

05/27/1947

State

FL

Status

ACTIVE

Principal Address

5915 PONCE DELEON BLVD.

SUITE 47

CORAL GABLES, FL 33146

Changed: 02/20/2007

Mailing Address

5915 PONCE DELEON BLVD.

SUITE 47

CORAL GABLES, FL 33146

Changed: 02/20/2007

Registered Agent Name & Address

FLICK, PATIENCE P

5915 PONCE DELEON BLVD.

SUITE 47

CORAL GABLES, FL 33146

Name Changed: 03/23/2014

Address Changed: 02/20/2007

Officer/Director Detail
Name & Address

Detail by Entity Name 7/22/21, 6:28 PM

Title VP

FLICK, CHARLES P 8420 SCHOOLHOUSE ROAD Miami, FL 33143

Title President, Secretary, Treasurer

FLICK, PATIENCE PLUMER 5915 PONCE DELEON BLVD. SUITE 47 CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2019	03/04/2019
2020	02/10/2020
2021	02/08/2021

Document Images

02/08/2021 ANNUAL REPORT	View image in PDF format
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03/04/2019 - ANNUAL REPORT	View image in PDF format
01/31/2018 ANNUAL REPORT	View image in PDF format
02/13/2017 ANNUAL REPORT	View image in PDF format
03/09/2016 ANNUAL REPORT	View image in PDF format
04/22/2015 AMENDED ANNUAL REPORT	View image in PDF format
04/15/2015 AMENDED ANNUAL REPORT	View image in PDF format
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01/27/2003 - ANNUAL REPORT	View image in PDF format
01/11/2002 - ANNUAL REPORT	View image in PDF format
1009	

Detail by Entity Name 7/22/21, 6:28 PM

01/16/2001 ANNUAL REPORT	View image in PDF format	
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01/27/1999 ANNUAL REPORT	View image in PDF format	
1/28/1998 ANNUAL REPORT	View image in PDF format	
1/22/1997 ANNUAL REPORT	View image in PDF format	
04/26/1996 ANNUAL REPORT	View image in PDF format	
01/13/1995 ANNUAL REPORT	View image in PDF format	

Florida Department of State, Division of Corporations

7/28/2021 Search Results



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Permit Search Results

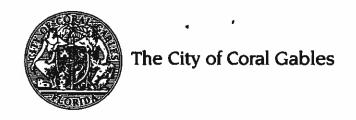
Permit#:	App. Date	Street Address	Туре	Description	Status	Issue Date	Final Date	Fees Due
RC-21-07-8261	07/24/2021	5915 PONCE DE LEON BLVD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1971) UNSAFE STRUCTURES BOARD CASE 21- 2757	pending			0.00
PW-21-02-6293	02/05/2021	5915 PONCE DE LEON BLVD	UTILITY PERMIT	REMOVE 1 POLE. WR#10143321	issued	03/23/2021		0.00
EL-17-01-0353	01/10/2017	5915 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL INTERIOR ALTERATONS @ SUITE #22 LOW VOLT FOR FIRE ALARM	final	01/25/2017	01/27/2017	0.00
EL-17-01-0351	01/10/2017	5915 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM MODIFICATION @ SUITE #21 LOW VOLT FOR FIRE ALARM	final	01/25/2017	01/27/2017	0.00
FD-17-01-0289	01/09/2017	5915 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	FIRE ALARM SYSTEM @ SUITE #22	final	01/25/2017	01/27/2017	0.00
FD-17-01-0288	01/09/2017	5915 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	FIRE ALARM SYSTEM @ SUITE #21	final	01/25/2017	01/27/2017	0.00
EL-16-12-6239	12/05/2016	5915 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE 26 LIGHTS ON 3RD FLOOR COMMOM AREAS	final	12/05/2016	12/08/2016	0.00
PL-16-11-6917	11/10/2016	5915 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER FIFTH FLOOR LOUNGE AREA \$	final	12/30/2016	01/06/2017	0.00
EL-16-11-6846	11/09/2016	5915 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	KITCHEN RENOVATION PLUMER BUILDER	final	12/29/2016	01/09/2017	0.00
UP-16-11-6812	11/98/2916	FOLS PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE BLCOMM INTER ALTER FIFTH FLOOR LOUNGE AREA \$	final	11/17/2016	11/17/2016	0.00
BL-16-11-6811	11/08/2016	PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMM INTER ALTER FIFTH FLOOR LOUNGE AREA \$2,400	final	12/27/2016	01/17/2017	0.00

7/28/2021				Search Results				
ME-16-10-7344	10/31/2016	5915 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF TWO SUPPLY LAY- IN DEFFUSERS AND TWO RETURN GRILLES	final	01/17/2017	01/19/2017	0.00
ME-16-10-7223	10/27/2016	5915 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF TWO SUPPLY LAY- IN DEFFUSERS AND TWO RETURN GRILLES	final	01/17/2017	01/19/2017	0,00
EL-16-10-7019	10/25/2016	5915 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER SUITE #21 13 LIGHTS AND 10 OUTLETS	final	12/28/2016	01/25/2017	0.00
EL-16-10-7017	10/25/2016	5915 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER SUITE #22 11 LIGHTS AND 9 OUTLETS	final	12/28/2016	01/25/2017	0.00
UP-16-10-6986	10/24/2016	5915 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL16106985 COMM INTER ALTER SUITE #21 \$30000	final	10/26/2016	10/26/2016	0.00
UP-16-10-6984	10/24/2016	5915 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL16106983 COMM INTER ALTER SUITE #22 \$20,000	final	10/26/2016	10/26/2016	0.00
BL-16-10-6985	10/24/2016	5915 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS @ SUITE #21 \$30,000	final	12/20/2016	02/17/2017	0.00
BL-16-10-6983	10/24/2016	5915 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATONS @ SUITE #22 \$20,000	final	12/20/2016	02/17/2017	0.00
UP-16-10-6073	10/04/2016	5915 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	PL-16-10-6072 ROUGH IN NEW SINK (5TH FLOOR) \$3,500	final	10/04/2016	10/04/2016	0.00
PL-16-10-6072	10/04/2016	5915 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	*** CANCEL ***	canceled		03/09/2017	0.00
EL-16-08-6499	08/17/2016	5915 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM MODIFICATION LOW VOLT FOR FIRE ALARM	final	08/22/2016	09/15/2016	0.00
FD-16-08-6468	08/16/2016	5915 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	FIRE ALARM MODIFICATION SUITE 14	final	08/22/2016	09/15/2016	0.00
EL-16-07-6854	07/15/2016	5915 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK		canceled		05/05/2017	0.00
EL-16-07-6852	07/15/2016	5915 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR ALTERATIONS / 5TH FLR CONF, ROOM 28 LIGHTS	final	12/02/2016	12/08/2016	0.00
UP-16-07-6759		PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	*UPFRONT FEE* INTERIOR ALTERATIONS / 5TH FLR CONF. ROOM (\$15,000.00)	final	07/13/2016	07/13/2016	0.00
UP-16-07-6754	07/13/2016	5915 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	*UPFRONT FEE* INTERIOR RENOVATIONS / 3RD FLOOR COMMON AREA (\$25,000.00)	final	07/13/2016	07/13/2016	0.00
BL-16-07-6757	07/13/2016	5915 PONCE	INTERIOR ALTERATION ONLY	INTERIOR ALTERATIONS /	final	11/17/2016	01/17/2017	0.00

/21	8/2021				Search Results				
			DE LEON BLVD		5TH FLR CONF. ROOM (\$15,000)				
	BL-16-07-6753	07/13/2016	5915 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	INTERIOR RENOVATIONS / 3RD FLOOR COMMON AREA (\$25,000.00)	final	11/15/2016	05/05/2017	0.00
	ME-16-07-6625	07/11/2016	5915 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL ONE 3.5 TON UNIT AND DUCTWORK TO SUITE.	final	09/06/2016	09/28/2016	0.00
	EL-16-06-7439	06/21/2016	5915 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS STE# 14 14 LIGHTS AND 12 OUTLETS	final	08/26/2016	09/21/2016	0.00
	ME-16-06-7416	06/20/2016	5915 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTS TO EXISTING SYSTEM.	final	08/09/2016	09/08/2016	0.00
	EL-16-06-7355	06/20/2016	5915 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS STE#16 @ 17 LIGHTS AND 21 OUTLETS	final	08/08/2016	09/15/2016	0.00
	UP-16-06-7329	06/17/2016	5915 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	*** UPFRONT FEE *** COMMERCIAL INTERIOR ALTERATIONS STE#16 @ \$30,000	final	06/17/2016	06/17/2016	0.00
	UP-16-06-7326	06/17/2016	5915 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	*** UPFRONT FEE *** COMMERCIAL INTERIOR ALTERATIONS STE# 14 @ \$30,000	final	06/17/2016	06/17/2016	0.00
	BL-16-06-7328	06/17/2016	5915 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS STE#16 @ \$30,000	final	07/29/2016	09/27/2016	0.00
	BL-16-06-7325	06/17/2016	5915 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS STE# 14 @ \$30,000	final	08/17/2016	09/30/2016	0.00
	UP-16-05-6751	05/13/2016	5915 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR PL16056750 PUMP STATION UPGRADE \$	pending			114.19
	PL-16-05-6750	05/13/2016	PONCE	PLUMB SITE UTILITIES- LIFT STATION/MANHOLE/STORM	PUMP STATION UPGRADE \$	pending			0.00
	RV-16-03-6517	03/21/2016		REVISION TO PERMIT	COMMERCIAL INTERIOR RENOVATIONS (PUBLIC RESTROOMS) FLOORS 1-6 \$90,000	final	03/22/2016	03/22/2016	0.00
	EL-16-03-5933	03/09/2016	5915 PONCE DE LEON BLVD	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	ELECTRICAL - LOW VOLTAGE (VOICE & DATA) COMMERCIAL INTERIOR RENOVATIONS 3RD FLOOR (AIRPLANE ROOM) \$9,000	final	03/10/2016	03/14/2016	0.00
	EL-16-02-1706	02/04/2016	5915 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM SYSTEM FOR COMMERCIAL INTERIOR RENOVATIONS (PUBLIC	final	02/22/2016	03/17/2016	0.00

7/28/2021				Search Results				
				RESTROOMS) FLOORS 1-6				
FD-16-02-1700	02/03/2016	5915 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	FIRE ALARM SYSTEM FOR COMMERCIAL INTERIOR RENOVATIONS (PUBLIC RESTROOMS) FLOORS 1-6 \$3,570	final	02/22/2016	03/17/2016	0.00
EL-15-12-5964	12/29/2015	5915 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM SYSTEM **3RD FLOOR**	final	01/05/2016	03/17/2016	0.00
FD-15-12-5943	12/28/2015	5915 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	FIRE ALARM SYSTEM **3RD FLOOR**	final	01/05/2016	03/31/2016	0.00
EL-15-12-4858	12/04/2015	5915 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	ACCESS CONTROL SYSTEM ***COMMERCIAL** (5TH FLOOR) \$5,213	final	12/28/2015	03/17/2016	0.00
FD-15-12-4843	12/03/2015	5915 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	ACCESS CONTROL SYSTEM ***COMMERCIAL** (5TH FLOOR) \$5,213	final	12/28/2015	03/17/2016	0.00
RV-15-11-6384	11/30/2015	5915 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION (BUILDING, ELECTRICAL)	final	12/09/2015	12/09/2015	0.00
RV-15-11-5856	11/17/2015	5915 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION- ENTRY DOOR SIZE CHANGE	final	11/30/2015	11/30/2015	0.00
UP-15-10-5725	10/27/2015	5915 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE EL- 15-10-5723, GENERAL REPAIR IN MACHINE ROOM \$13,747	final	10/27/2015	10/27/2015	0.00

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Building and Zoning Department ISO Class 1

CITY HALL 405 BILTMORE WAY CORAL GABLES, FLORIDA 33134

August 24, 2011

Plumer Properties, Ltd. Partnership 5915 Ponce de Leon Blvd., #19 Coral Gables, FL 33146-2435

LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY

PROPERTY FOLIO: #03-4130-009-0250

ADDRESS: 5915 Ponce de Leon Blvd., Coral Gables, FL

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2011. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

Building Official

CITY'S

EXHIBIT_



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

2/8/2021

VIA CERTIFIED MAIL

PLUMER PROPERTIES LTD PRTNRSHP & RICH-CHRIS CORP 5915 PONCE DE LEON BLVD #19 **CORAL GABLES, FL 33146-2435**

7020 3160 0001 1022 3271

RE: 5915 PONCE DE LEON BLVD FOLIO # 341300090250

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in YEAR. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a revised Report is submitted and approved, and all required permits are closed.

The Architect or Engineer 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 \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

Failure to submit the required Report within the allowed time will result in declaring the structure unsafe and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.

Building Official

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Tracking Number: 70203160000110223271

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February 16, 2021 at 9:51 am MIAMI, FL 33146

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Product Information	~

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FAQs



The City of Coral Gables

7020 3160 0001 1021 8055

Development Services Department Csty Hall 405 Biltmore Way Coral Gables, Florida 33134

5/10/2021

PLUMER PROPERTIES LTD PRTNRSHP & RICH-CHRIS CORP 5915 PONCE DE LEON BLVD #19 CORAL GABLES, FL. 33146-2435

RE: 5915 PONCE DE LEON BLVD

FOLIO # 341300090250

Notice of Required Inspection For Recertification of 40 Years or Older Building - SECOND NOTICE

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the structure has been deemed unsafe due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at <u>vgoizueta@coralgables.com</u> if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E. Building Official

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70203160000110218055

Remove X

Your item has been delivered to the original sender at 10:56 am on May 24, 2021 in CORAL GABLES, FL 33114.

⊘ Delivered, To Original Sender

May 24, 2021 at 10:56 am CORAL GABLES, FL 33114 Feedback

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Text & Email Updates	~
Tracking History	~
Product Information	~

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FAQs



3050 3JP0 000J J055 0J88

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

6/9/2021

PLUMER PROPERTIES LTD PRTNRSHP & RICH-CHRIS CORP 5915 PONCE DE LEON BLVD #19 CORAL GABLES, FL 33146-2435

RE: 5915 PONCE DE LEON BLVD

FOLIO # 341300090250

Notice of Required Inspection For Recertification of 40 Years or Older Building - FINAL NOTICE

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 5/10/2021, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the structure remains unsafe due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

USPS Tracking®

FAQs >

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Tracking Number: 70203160000110220188

Remove X

Your item has been delivered to an agent for final delivery in MIAMI, FL 33146 on June 14, 2021 at 9:40 am.

OVER IT IS NOT SENT OF SENT O

June 14, 2021 at 9:40 am MIAMI, FL 33146

eeubac

Get Updates ✓

Text & Email Updates	~
Tracking History	~
Product Information	~

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FAQs

BEFORE THE CONSTRUCTION REGULATION BOARD FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES, Petitioner,

Case No. 21-2757

VS.

Plumer Properties Ltd.
Partnership and Rich-Chris Corp
5915 Ponce De Leon Blvd, #19
Coral Gables, FL 33146-2435
Respondent.

Return receipt number:

7020 3160 0001 1021 9823

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

Date: July 28, 2021

Re: Property Address: 5915 Ponce De Leon Blvd. Coral Gables, Fl. 33146-2435 Legal Description: Nely 25 ft. of Lot 9 & lots 10 thru 22, Block 196, Coral Gables Riviera Sec 14 2nd Rev Plat Book 28 page 32 and Folio #: 03-4130-009-0250 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on August 9, 2021, 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, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

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





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

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.

Virginia Goizueta Secretary to the Board

ADA NOTICES

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

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, 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:Plumer Properties Ltd Partnership and Rich-Chris Corp. Patience P Flick 5915 Ponce De Leon Blvd, Ste 47 Coral Gables, FL 33146-2435; The Northern Trust Company 600 Brickell Ave Miami, FL 33131-3067; The Northern Trust Company 50 South Lasalle St Chicago, IL 60603-1008



CITY OF CORAL GABLES DEVELOPMENT SERVICES DEPARTMENT Affidavit of Posting

Case #: 21-2757

EXHIBIT __

Title of Document Posted: <u>Construction Regulation Board, Notice of Unsafe Structure Violation</u>
<u>For Failure To Recertify and Notice of Hearing</u>

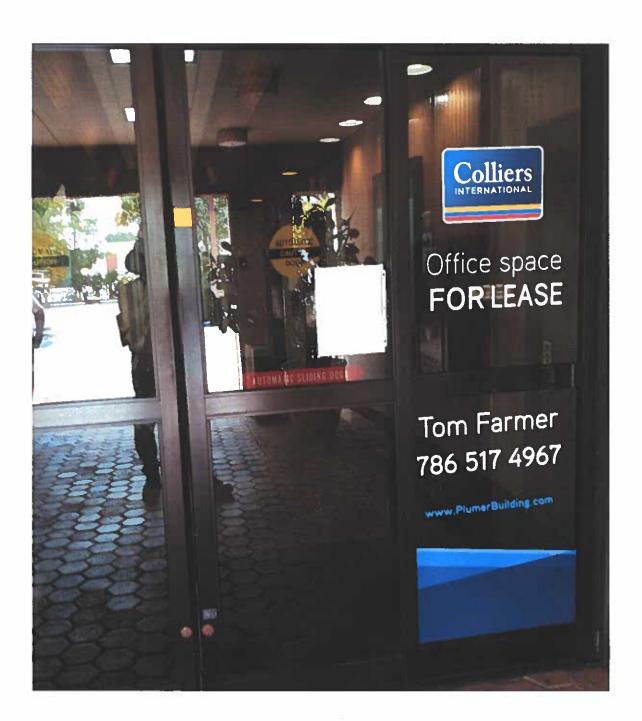
I, EDVANDO WANTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 5915 Ponce De Leon Blvd., ON July 28, 2021 AT
WAS ALSO POSTED AT CITY HALL.
Employee's Printed Name Employee's Signature Employee's Signature
STATE OF FLORIDA) ss. COUNTY OF MIAMI-DADE)
Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 28 day of July, in the year 2021, by who is personally known to me.
My Commission Expires: VIRGINIA GOIZUETA MY COMMISSION # GG 180872 EVOLUCES: February 25, 2022
EXPIRES: February 25, 2022



CITY'S

XHIBIT 8





98850AG14 5

In pared by Record and Return Inted C.E. S. KNINKERN, E.S.

Grantee's Laspayer Identification No.

PARCIT 4 D. NO. 03 1130-009-0250.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 17 day of 3 day of 1998. From MARY C. PLUMER, an unremarried widow (herein "Grantor"), whose mailing address is 6706 S.W. 88 Terrace, Miami, Florida 33156 to PLUMER PROPERTIES LIMITED PARTNERSHIP, a Horida I muted Partnership (herein "Grantee"), whose mailing address is 5915 Ponce de Leon Boulevard, Suite 19, Coral Gables, Florida 33146

WITNESSETIE

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell unto the Grantee, and Grantee's heirs and assigns forever, her Sixty Percent (OFF) andivided interest in the following described land, to wit

The Northeasterly 25 feet of Lot 9 and Lots 10 through 22, inclusive, Block 196, SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION, PART FOURTEEN, according to the plat thereof recorded in Plat Book 28 at Page 32 of the Public Records of Miami-Dade County, Florida. AND A vacated alley lying between the Northeasterly 25 feet of Lot 9 and Lots 10, 11 and 12, and Lots 13 through 19, inclusive, Block 196, SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION, PART FOURTEEN, according to the plat thereof recorded in Plat Book 28 at Page 32 of the Public Records of Miami-Dade County, Florida.

Subject to conditions, restrictions, reservations, casements, covenants and limitations of record, without thereby reimposing same, zoning and other restrictions imposed by governmental authorities, and taxes or assessments for the year 1998 and subsequent years.

TO HAVE AND TO HOLD the same, together with all herediaments, easements, and appurtenances pertaining to or benefitting the same, unto Gramec, and Gramec's heirs, successors and assigns in fee simple torever

ZACK KOSNITZKY

CITY'S 9

% 18327 × 3806

Grantor hereby warrants the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor

The above described real property is not the homestead of the Grantor nor is it contiguous thereto. The Grantor resides at 6706 S.W. 88 Terrace, Mann. Florida 33156.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year first above written.

Sign
Print J. podd Bailey
Sign:
Print Dorothy D. Munns

Mary C Plumer

STATE OF North Carolina

.....

COUNTY OF Yancey

This instrument was acknowledged before me this 17 day of 3 uty 1998 by Mary C. Plumer who personally appeared before me. ☐ is personally known to me or ☐ produced as identification.

INO RIAL STALL

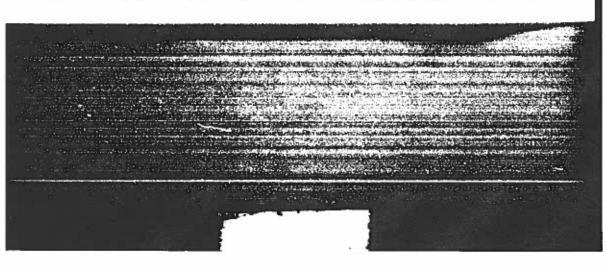
Notary Anne Kimberly P Fender
Notary Public, State of North Carolina
My commission expires 11/13/2002

HARLIY FUNK

ZACK KOSNITZKY

come grant and Africa or

0.5 E. 2ND 574EET + 501% 2800 + MIAHIS FLONISA (14.5) 2 444 + (105-539) 840





CFN 2015R0287514

OR Bk 29604 Pss 0830 - 832; (3pss)

RECORDED 05/05/2015 15:50:26

HARVEY RUVIN, CLERK OF COURT

MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by:

Fernando Garcia, Esq. c/o Hinshaw & Culbertson LLP 2525 Ponce de Leon Blvd., 4th Floor Coral Gables, FL 33134

PARTNERSHIP AFFIDAVIT (F.S. 689.045{3})

STATE OF NORT	'H CAROLINA)
COUNTY OF	Yaneey)

BEFORE ME, the undersigned authority, personally appeared PATIENCE P. FLICK ("Affiant"), who, being by me first duly sworn, deposes and states the following:

- 1. Affiant is the President of Rich-Chris Corp., a Florida corporation the sole General Partner ("General Partner") of The Plumer Properties Limited Partnership, a Florida limited partnership (the "Partnership").
- 2. The Partnership is the owner of that certain real property located in Miami-Dade County, Florida, which is more particularly described in <u>Exhibit "A"</u> attached hereto and made a part hereof (the "Property").
- 3. Patience P. Flick, as President of the General Partner, has the authority to execute any and all conveyance, encumbrance, or other instrument affecting the Partnership or the Property.
- 4. No action has been taken by the General Partner of the Partnership in contemplation of any dissolution of the Partnership, the Partnership and its General Partner continue to exist under Florida law. The Partnership and the General Partner are not debtors in a bankruptcy proceeding.
- 5. The General Partner, under the terms of the Partnership Agreement for the Partnership, has the authority, without the approval of any other partners of the Partnership, to

15042446v2 0970887



CFM 2015R0287512

OR Bk 29604 Pgs 0800 - 820; (21pgs)
RECORDED 05/05/2015 15:50:26

MTG DOC TAX 9,800.00

INTANG TAX 5,600.00

HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and after recording return to:

Fernando Garcia, Esq. Hinshaw & Culbertson LLP 2525 Ponce de Leon Boulevard 4th Floor Coral Gables, Florida 33134

MORTGAGE AND SECURITY AGREEMENT

This MORTGAGE AND SECURITY AGREEMENT dated May 4, 2015 (together with any amendments or modifications hereto in effect from time to time, the "Mortgage"), is made by The Plumer Properties Limited Partnership, a Florida limited partnership, and Rich-Chris Corp., a Florida corporation, having an address of 5915 Ponce de Leon Boulevard, Suite 47, Coral Gables, Florida 33146 ("Mortgagor") in favor of The Northern Trust Company, an Illinois banking corporation having an office at 600 Brickell Avenue, Miami, FL 33131 ("Mortgagee").

WITNESSETH:

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of Two Million Eight Hundred Thousand and No/100 Dollars (\$2,800,000.00) (the "Loan"), together with interest thereon, as evidenced by the Promissory Note of even date herewith from Mortgagor and Plumer Management, L.L.C. ("PM"), to Mortgagee maturing on May 4, 2025 (the "Note");

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

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

GRANTING CLAUSES

NOW, THEREFORE, to secure to Mortgagee in the manner and under the terms set forth above (i) the repayment of all sums due under this Mortgage, the Note (and all extensions, renewals, replacements and amendments thereof) and the other Loan Documents (as such term is defined in the Note, the "Loan Documents"); (ii) the performance of all terms, conditions and covenants set forth in the Loan Documents; (iii) the repayment of all reimbursement obligations due or that may become due under or in connection with any present or future letters of credit issued by Mortgagee for the account of Mortgagor in connection with the Loan Documents; and (iv) all other obligations or indebtedness of Mortgagor to Mortgagee of whatever kind or character and whenever borrowed or incurred in connection with the Loan Documents, including without limitation, principal, interest, fees, late charges and expenses, including attorneys' fees (subsections (i), (ii), (iii) and (iv) collectively, the "Liabilities"), Mortgagor has mortgaged,

15042376v4 0970887



executed and delivered this Mortgage and Security Agreement as of the day and year first above written. MORTGAGOR: The Plumer Properties Limited Partnership, a Florida limited partnership By: Rich-Chris Corp., a Florida corporation General Partner Rich-Chris Corp., a Florida corporation STATE OF NORTH CAROLINA) SS.: COUNTY OF Yource The foregoing instrument was acknowledged before me this 29 day of April, 2015, by Patience P. Flick, President of Rich-Chris Corp., a Florida corporation, on its behalf and as General Partner of The Plumer Properties Limited Partnership, a Florida limited partnership, who (YES) is personally known produced as identification. Printed Name of Notary my commosionerpires

IN WITNESS WHEREOF, Mortgagor, intending to be legally bound, has duly