

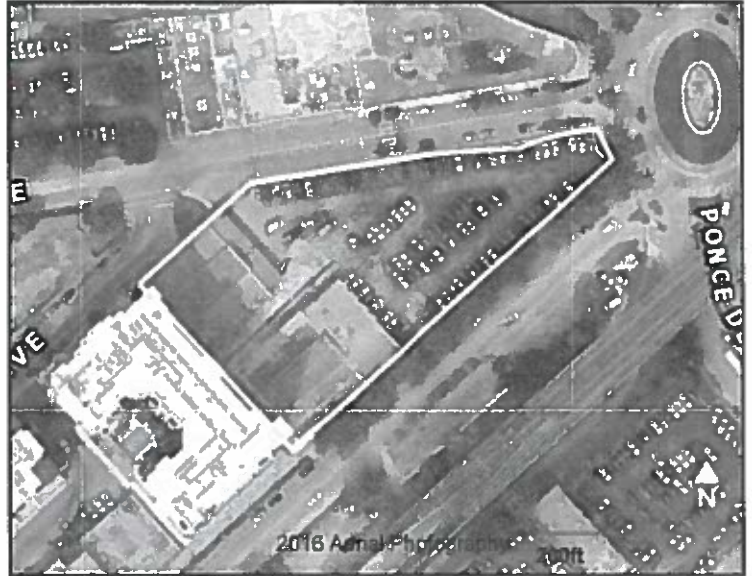


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On 1/3/2017

Property Information	
Folio:	03-4120-017-2640
Property Address:	4525 PONCE DE LEON BLVD Coral Gables, FL 33146-1832
Owner	GABLES ENGINEERING INC
Mailing Address	247 GRECO AVE CORAL GABLES, FL 33146-1808
Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	23,533 Sq Ft
Lot Size	72,340 Sq Ft
Year Built	1946



Assessment Information			
Year	2016	2015	2014
Land Value	\$8,590,375	\$5,314,820	\$6,872,300
Building Value	\$1,354,793	\$375,368	\$1,000
XF Value	\$133,315	\$70,729	\$0
Market Value	\$10,078,483	\$5,760,917	\$6,873,300
Assessed Value	\$6,397,284	\$5,760,917	\$6,804,677

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$3,681,199		\$68,623

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

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,397,284	\$5,760,917	\$6,804,677
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,078,483	\$5,760,917	\$6,873,300
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,397,284	\$5,760,917	\$6,804,677
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,397,284	\$5,760,917	\$6,804,677

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



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/3/2017

Property Information

Folio: 03-4120-017-2640

Property Address: 4525 PONCE DE LEON BLVD

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	M	7100	Square Ft.	72,340.00	\$8,590,375

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1946			13,488	\$1,182,196
2	1	1951			9,095	\$155,979
2	2	1966			950	\$16,618

Extra Features			
Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	2015	45	\$67,500
Paving - Asphalt	2014	3,350	\$5,025
Chain-link Fence 4-5 ft high	2006	133	\$1,237
Light Standard - 10-30 ft High - 2 Fixtures	2000	4	\$6,960
Light Standard - 10-30 ft High - 4 Fixtures	2000	1	\$1,610
Paving - Asphalt	1966	22,885	\$18,880
Chain-link Fence 4-5 ft high	1966	450	\$2,475
Wall - CBS unreinforced	1966	1,056	\$2,323
Wall - CBS unreinforced	1960	864	\$1,901
Chain-link Fence 4-5 ft high	1960	129	\$710
Paving - Asphalt	1960	14,900	\$12,293
Paving - Asphalt	1951	1,500	\$1,238
Plumbing Fixtures - Warehouse	1951	4	\$2,800
Height Factor - Wall Area Above 16 ft	1951	1,040	\$5,200
Paving - Asphalt	1946	2,500	\$2,063
Wall - CBS unreinforced	1946	500	\$1,100

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/11/2017

Property Information

Folio: 03-4120-017-2640

Property Address: 4525 PONCE DE LEON BLVD

Full Legal Description
20 54 41 C GAB IND SEC PB 28-22
LOTS 31 THRU 54 WITH ALLEY IN
BETWEEN LESS COMM AT SLY COR OF
LOT 39 TH N 50 DEG E 61.52FT
NELY1.20FT FOR POB CONT NELY-NWLY
AS 46.14FT SLY AD 36.92FT TO POB
BLK 17
LOT SIZE 72340 SQ FT
OR 11923-2772 0983 5

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



4525 Ponce De Leon Blvd

4525 Ponce de Leon Blvd

<p><u>Owner</u> Gables Engineering, Inc. 247 Greco Ave Coral Gables, FL 33146-1808</p>	<p><u>Owner (Registered Agent)</u> Gables Engineering, Inc. c/o Loren H. Cohen Mitrani, Rynor, Adamsky, & Toland, P.A. 301 Arthur Godfrey Road, Penthouse Miami Beach, FL 33140-3646</p>
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Home Citizen Services Business Services Back to Coral Gables.com

Logon Help Contact

Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-11-04-5281	04/04/2011	4525 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	SANTA FE TILE CORP, SANTA FE SPANISH S CLAY ROOF TILE \$37000	issued	04/04/2011		0.00
AB-11-06-5792	06/06/2011	4525 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	FINAL PRE EXT ALTERATIONS \$10,000	issued	06/06/2011		0.00
AB-12-03-9094	03/27/2012	4525 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL TO EXTERIOR RENOVATIONS (ENCLOSE WEST END OF GABLES ENGINEERING STORAGE AREA) \$50000	final	03/27/2012	05/18/2016	0.00
AB-12-09-0330	09/07/2012	4525 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	DEMO SMALL BUILDING WEST OF EXISTING STORAGE BUILDING \$3500	issued	09/07/2012		0.00
BL-08-06-0837	06/13/2008	4525 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	RE ROOF FLAT, GAF CONVENTIONAL, GAF MATERIAL \$18,000	final	06/18/2008	07/02/2008	0.00
BL-09-04-3098	04/28/2009	4525 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	FLAT REROOF \$18,000 GAF MATERIAL, GAF CONVENTIONAL BUILT-UP ROOF SYSTEM FOR WOOD DECK	final	05/06/2009	11/23/2009	0.00
BL-09-06-2758	06/18/2009	4525 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	THIS IS A SUPPLEMENT TO # BL-09-04-3098: ADDING (LOWER ROOF NORTH SIDE) (3060 SQ FT) FLAT REROOF \$18,000 GAF MATERIAL, GAF CONVENTIONAL BUILT-UP ROOF SYSTEM FOR WOOD DECK	final	06/19/2009	06/19/2009	0.00
BL-10-09-4054	09/09/2010	4525 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	RE ROOF \$90,000 FLAT ROOF	final	09/09/2010	10/13/2010	0.00
BL-11-04-5391	04/05/2011	4525 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	2 TYPE: RE ROOF \$37,000 SANTA FE S TERRACOTTA TILE & FLAT PORTION	final	07/29/2011	04/23/2012	0.00
BL-11-07-6010	07/08/2011	4525 PONCE DE LEON BLVD	DOOR/GARAGE DOOR/SHUTTER/WINDOW	WINDOW REPLACEMENT, STUCCO OVER BRICK FACADE, STONE SILLS UNDER WINDOWS \$10,000	final	07/21/2011	08/24/2011	0.00
BL-12-08-1689	08/28/2012	4525 PONCE DE LEON BLVD	COMMERCIAL ADDITION	*** INCLUSIVE *** COMMERCIAL ADDITION (1,119 SF) *** SIMPLIFIED ***	final	03/27/2014	05/18/2016	0.00

CITY'S

EXHIBIT

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Permit ID	Start Date	Address	Work Type	Description	Status	Start Date	End Date	Amount
BL-12-09-0532	09/10/2012	4525 PONCE DE LEON BLVD	DEMOLITION EXTERIOR	PLANTER, CBS WALL, ASPHALT, COUNTY @ \$90,900 DEMO SMALL STORAGE BUILDING WEST OF EXISTING BUILDING, BLK UP EXISTING OPENING \$3500	stop work	10/29/2012		0.00
BL-15-08-5272	08/26/2015	4525 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	***INCLUSIVE***NEW FLAT ROOF TO ADDITION	final	09/15/2015	01/07/2016	0.00
CE-12-06-9981	06/27/2012	4525 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT17168 34-21 CC (LOT) WEEDS ARE OVERGROWN BETWEEN YOUR BLDG. AND 4533 - 35 PONCE DE LEON BLVD. NEED TO HAVE CUT AND REMOVE ALL DEBRIS.	final	06/27/2012	06/28/2012	0.00
EL-12-08-0392	08/07/2012	4525 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	RELOCATE EXISTING OVERHEAD ELECTRICAL SERVICES TO UNDERGROUND THIS IS FOR 4527 (SPACE) 800 AMPS - \$25000	final	08/21/2012	10/30/2012	0.00
EL-12-08-1254	08/21/2012	4525 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	OVERHEAD TO UNDERGROUND - 200 AMPS \$2500	final	08/21/2012	10/30/2012	0.00
EL-12-08-1845	08/29/2012	4525 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	51 LIGHT SOCKETS; 18 ROUGH IN OUTLETS; 150 AMP SERVICE; 150 AMP SUBFEED; 150 AMP SWITCHBOARD AND 5 TONS A/C	final	10/24/2014	01/29/2016	0.00
EL-12-09-1206	09/21/2012	4525 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK		canceled		03/06/2014	0.00
ME-09-09-2741	09/22/2009	4525 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL AIR CONDITIONER WITH HEATING UNIT \$4,028	final	09/22/2009	10/29/2009	0.00
ME-13-11-3167	11/25/2013	4525 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INCLUSIVE/COMM ADDITION / INSTALL TWO NEW PACKAGE UNIT TO ADDITION 2.5 TON UNITS.	final	09/25/2015	01/06/2016	0.00
PL-11-05-5914	05/11/2011	4525 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF BACK FLOW FOR WAREHOUSE	final	05/11/2011	06/15/2011	0.00
PL-13-11-3218	11/26/2013	4525 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INCLUSIVE/COMM ADDITION(ENCLOSE WEST END OF GABLES ENGINEERING	final	09/01/2015	04/12/2016	0.00
PL-14-06-3254	06/17/2014	4525 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PORTABLE TOILET	final	06/24/2014	07/10/2014	0.00
PL-16-01-2037	01/13/2016	4525 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL PARKING DRAINAGE COMMERCIAL ADDITION @ \$25,000	final	01/14/2016	04/12/2016	0.00
PJ-13-06-0020	06/03/2013	4525 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF BL12081689	final	06/03/2013	06/03/2013	0.00
RC-11-07-7090	07/22/2011	4525 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION	final	07/22/2011	09/30/2016	0.00

RC-11-07-7103	07/22/2011	4525 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (BUILDING #2 1951)	final	07/22/2011	07/22/2011	0.00
RC-17-01-0036	01/03/2017	4525 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1946 & 1966 ADDITION) CONSTRUCTION REGULATION BOARD CASE #16-5676 AND UNSAFE STRUCTURE BOARD FEE	approved			980.63
RV-16-04-5885	04/06/2016	4525 PONCE DE LEON BLVD	REVISION TO PERMIT	PLUMBING REVISION	final	04/08/2016	04/08/2016	0.00
SD-14-09-2157	09/10/2014	4525 PONCE DE LEON BLVD	SHOP DRAWINGS	*** INCLUSIVE *** SHOP DRAWINGS STEEL JOIST	final	10/07/2014	10/07/2014	0.00
SD-15-03-3942	03/05/2015	4525 PONCE DE LEON BLVD	SHOP DRAWINGS	*** INCLUSIVE ***SHOP DRAWING ROOFTOP SCREENING	final	06/15/2015	06/15/2015	0.00
SD-15-06-5195	06/15/2015	4525 PONCE DE LEON BLVD	SHOP DRAWINGS	*** INCLUSIVE *** SHOP DRAWINGS OVERHEAD DOOR	final	06/17/2015	06/17/2015	0.00
SD-15-11-5591	11/13/2015	4525 PONCE DE LEON BLVD	SHOP DRAWINGS	*** INCLUSIVE *** SHOP DRAWINGS WINDOWS	final	11/20/2015	11/20/2015	0.00

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



City 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: Gables Engineering	Inspection Date: 1/4/2017
Address: 4525 Ponce De Leon Boulevard	InspectionType: AA-Tactical, Business (Annual Fire Inspection)
City: Coral Gables	Inspected By: Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:	Occ. Sq. Ft.:

No violations noted at this time.

Company Representative:

1/4/2017 11:38:51 AM
Signature valid only in mobile-eyes documents

Robert McClain
1/4/2017

Inspector:

1/4/2017 11:38:51 AM
Signature valid only in mobile-eyes documents

Leonard Veight
1/4/2017

CITY'S

EXHIBIT

3



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3932 5938 6975

GABLES ENGINEERING INC
C/O MITRANI, RYNOR, ADAMSKY & TOLAND, P.A. FOREN TI COTTEN
301 ARTHUR GODFREY ROAD, PENTHOUSE
MIAMI BEACH, FL 33410

RE: 4525 PONCE DE LEON BLVD, CORAL GABLES, FL
FOLIO # 03-4120-017-2640
Recertification of Building 40 Years or Older

Gentlemen:

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

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

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

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

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

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

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S Composite
EXHIBIT 4

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 GABLES ENGINEERING INC
 C/O MITRANI, RYNOR, ADAMSKY & TOLAND,
 PA, LOREN H COHEN
 301 ARTHUR GODFREY ROAD, PENTHOUSE
 MIAMI BEACH, FL 33410



9590 9402 1194 5246 9264 76

2. Article Number (Transfer from service label)

9191082133393259386975

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 ERICK ARONZ

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

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

2016 Receipt

Domestic Return Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5676

vs.

GABLES ENGINEERING, INC.
247 Greco Avenue
Coral Gables, Florida 33146-1808

Return receipt number:

91 7108 2133 3932 7093 3820

Respondent.

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

Date: January 23, 2017

Re: **4525 Ponce de Leon Boulevard**, Coral Gables, Florida 33146-1832 and legally described as Lots 31 thru 54 with alley in between less comm at sly cor of Lot 39 th N 50 deg E 61.52ft nely 1.20ft for pob cont nely-NWly as 46.14ft sly ad 36.92ft to pob, Block 17, of CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4120-017-2640 ("Property").

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


Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on February 6, 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:
Gables Engineering, Inc., c/o Loren H. Cohen, Mitrani, Rynor, Adamsky & Toland, P.A., 301 Arthur Godfrey Road, Penthouse,
Miami Beach, Florida 33140-3646



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5676

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 4525 Ponce de Leon, ON 1-23-17
AT 9:25 a.m. Boulevard

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 23rd day of January, in
the year 20 17, by Eduardo who is personally known to
me. Martin

My Commission Expires:



Belkys Garcia
Notary Public

4525 PONCE DE LEON BLVD



**BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES Case No. 16-5676
Petitioner.

vs.

GABLES ENGINEERING, INC. Return receipt number
247 Green Avenue
Coral Gables, Florida 33146-1505 **93 7388 2133 3432 7053 3620**

Respondent.

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

Date: January 23, 2017

Re: 4525 Ponce de Leon Boulevard, Coral Gables, Florida 33146-1505 and legally described as Lots 21 thru 24 with alley in between less areas at sly cor of Lot 39 th N 30 deg E 04.528 wely 1.201 for job cont only NW 1/4 sly ad 38 928 to job. Block 17, of CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof as recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida, and having folio number 03-4120-017-2640 ("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 4-11 of the Miami-Dade County Code, as applicable to the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-4.56(1)(3) 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 February 6, 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 Helly Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134.



6,187.50

1983 SEP 30 PM 3:12

83R275007

OFF REC 11923 PG 2772

WARRANTY DEED

THIS INDENTURE, made this 30th day of September, A.D. 1983, between DEEL MOTORS, INC., a Florida corporation, having its principal place of business in the County of Dade and State of Florida and lawfully authorized to transact business in the State of Florida, whose address is 4811 LeJeune Road, Coral Gables, Florida, party of the first part, and GABLES ENGINEERING, INC., a Florida corporation, having its principal place of business in the County of Dade and State of Florida and lawfully authorized to transact business in the State of Florida, whose address is 247 Greco Avenue, Coral Gables, Florida.

W I T N E S S E T H:

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, lying and being in the County of Dade and State of Florida, to wit:

Lots 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 and 54, Block 17 of THE REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION according to the Plat thereof, recorded in Plat Book 28 at Page 22 of the Public Records of Dade County, Florida, together with that portion of an existing alley within the said Block 17 being bounded on the Southwest by the Northwesterly prolongation of the the Southwesterly line of the said Lot 54 and the Southeasterly prolongation of the Southwesterly line of the said Lot 31 and being bounded on the Northeast by the Northeasterly prolongation of the said Lot 38, the same being the Southeasterly right-of-way line of Greco Avenue, as the same is shown on Garris Engineers, Inc. survey, having file No. 136/336, Order No. 13434, dated July 29, 1975, to be 74,461.41 square feet, more or less, or 1.7094 acres, more or less.

Subject to conditions, restrictions, limitations and easements of record, zoning and taxes and assessments for 1983 and subsequent years.

6,187.50
 9-30-83
 R.M. Buel

THIS INSTRUMENT PREPARED BY
 ROBERT W. STEWART, ESQ.
 160 S.E. 2nd Ave., Suite 300
 Miami, Florida 33131

PATTON & KAMMER, ATTORNEYS AT LAW, 160 EAST SECOND AVENUE, MIAMI, FLORIDA 33131

900

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officer and its Corporate Seal to be affixed, attested by its Secretary, the day and year above written.

Witnesses: DEEL MOTORS, INC.

James Maguire
James Maguire

By: Robert L. Nunn
Robert L. Nunn PRES.

Attest: James Maguire
James Maguire
(Corporate Seal)



STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I HEREBY CERTIFY that on this 30th day of September, A.D. 1983, before me personally appeared ROBERT L. NUNN, President, and JAMES MAGUIRE, Secretary, respectively, of DEEL MOTORS, INC., a corporation under the laws of the State of Florida, to me known to be the persons who signed the foregoing Warranty Deed as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at Coral Gables, in the County of Dade and State of Florida, the day and year last aforesaid.

James Maguire
Notary Public, State of Florida
at Large

My Commission expires:

RECORDED IN REGULAR 154-488 BOX
OF DADE COUNTY, FLORIDA.
BOOKED VERIFIED
RICHARD P. BRINCKER
CLERK CIRCUIT COURT