



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: 5/16/16

CASE NO.: 16-4744

BUILDING ADDRESS: 1563 Sunset Road aka 1563 Sunset Drive

FOLIO NUMBER: 03-4130-009-1610

OWNER: Bristol 503 Inc.

USE: Commercial

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2015

DESCRIPTION AND DEFECTS OF BUILDING: The Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

4/20/15 Letter from the City advising of 40/10 Year Recertification required

4/29/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

TO DATE THE OWNER HAS NOT: Submitted the Recertification Report

BUILDING OFFICIAL'S RECOMMENDATION: A. Submit a 40/10 Year Recertification Report within ninety (90) days of the Board's Order; B. Fines be imposed if property is not recertified within the ninety (90) day deadline.

PERMIT ACTIVITY: No permits associated with Recertification

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



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/

Property Information	
Folio:	03-4130-009-1610
Property Address:	1563 SUNSET DR Coral Gables, FL 33143-5878
Owner	BRISTOL 503 INC
Mailing Address	PO BOX 331390 MIAMI, FL 33233 USA
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	3,098 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1965



Assessment Information			
Year	2015	2014	2013
Land Value	\$575,000	\$575,000	\$600,000
Building Value	\$107,653	\$103,665	\$103,665
XF Value	\$18,043	\$18,272	\$18,501
Market Value	\$700,696	\$696,937	\$722,166
Assessed Value	\$700,696	\$696,937	\$722,166

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

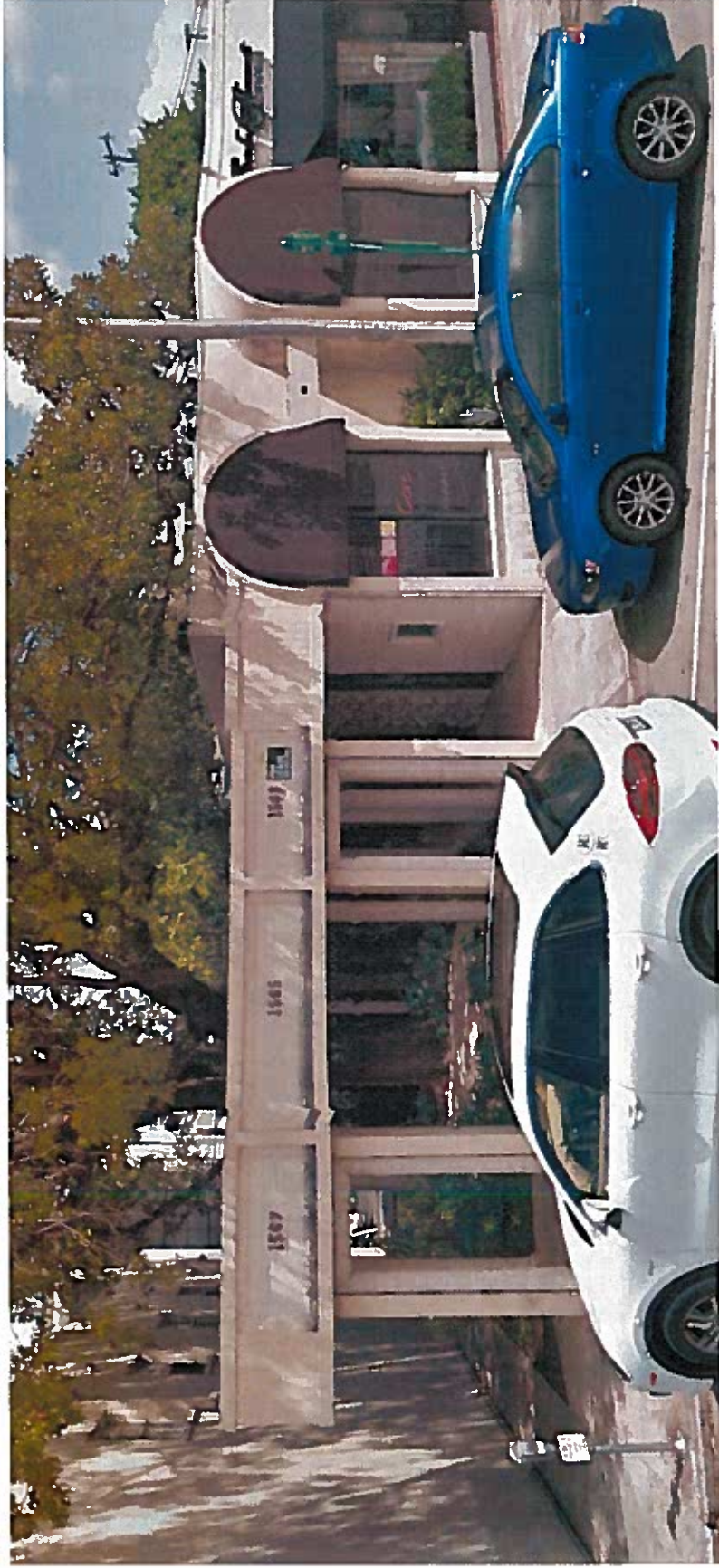
Short Legal Description
CORAL GABLES RIVIERA SEC 14
2ND REV PB 28-32
LOT 37 BLK 205
LOT SIZE 50.000 X 100
OR 20526-2889 0602 4

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	
Taxable Value	\$700,696	\$696,937	\$722,166
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$700,696	\$696,937	\$722,166
City			
Exemption Value	\$0	\$0	
Taxable Value	\$700,696	\$696,937	\$722,166
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$700,696	\$696,937	\$722,166

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/11/2013	\$1,850,000	28870-3502	Not exposed to open-market; atypic motivation
05/01/2008	\$1,475,000	26474-4147	Sales which are qualified
05/01/2006	\$1,350,000	24559-3719	Sales which are qualified
06/01/2002	\$0	20526-2889	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 assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/information/cityofmiami>

1563 SUNSET DR





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-08-03-1118	03/26/2008	1563-67 SUNSET RD	BOA COMPLETE (LESS THAN \$75,000)	RECOVER AWNING-\$600.00 SONIA-3.323.5785	final	03/26/2008	05/12/2008	0.00
BL-11-02-5658	02/18/2011	1563 SUNSET RD	ROOF / LIGHT WEIGHT CONC	RE ROOF FLAT \$21,000	final	03/04/2011	03/28/2011	0.00
BL-14-07-3861	07/25/2014	1563-67 SUNSET RD	INTERIOR ALTERATION ONLY	COMM INTERIOR ALTERATIONS-CLOSING DOOR OPENING IN FIRE WALL \$500	final	08/25/2014	09/09/2014	0.00
BL-15-09-4920	09/28/2015	1563-67 SUNSET RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (LETS GET BEAUTY SPA) \$9,500	issued	04/25/2016		0.00
CE-08-06-1590	06/28/2008	1563-67 SUNSET RD	CODE ENF WARNING PROCESS	WT#00962 SEC5-1902 (D) 7 ZC (BAN) BANNERS, OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED. Tenant of Unit 1563 (Banner-Grand Opening ZERO STRESS SALON & SPA 3056631313 on building	final	06/28/2008	06/13/2013	0.00
CE-09-02-2424	02/25/2009	1563-67 SUNSET RD	CODE ENF WARNING PROCESS	WT1984 (SVB) SALINA SALON & SPA - TENANT HAS MOVED THEN SIGN NEEDS TO BE REMOVED	final	02/25/2009	02/25/2009	0.00
CE-09-02-2427	02/25/2009	1563-67 SUNSET RD	CODE ENF WARNING PROCESS	WT1982 (105-27) CC WINDOWS NEED TO APPROVED - WINDOWS NEED TO BE COVERED	final	02/25/2009	02/25/2009	0.00
CE-09-02-2460	02/25/2009	1563-67 SUNSET RD	CODE ENF WARNING PROCESS	WT1979 (ORW) 62-133 CC SUNSHINE DRY CLEANERS SIGN ON SIDEWALK IS PROHIBITED - REMOVE SIGN FROM SIDEWALK	final	02/25/2009	02/26/2009	0.00

CITY'S

EXHIBIT

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CE-13-06-0863	06/13/2013	1563 SUNSET RD	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	06/17/2013	06/17/2013	0.00
CE-13-09-0294	09/06/2013	1563 SUNSET RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/06/2013	09/06/2013	0.00
CE-13-09-0377	09/09/2013	1563 SUNSET RD	CODE ENF LIEN SEARCH	RAPID LIEN SEARCH	final	09/13/2013	09/13/2013	0.00
CE-14-02-2690	02/20/2014	1563 SUNSET RD	CODE ENF BOARD/MITIGATION	BOARD PAYMENT - CASE 12432	issued	02/21/2014		0.00
DR-09-02-1527	02/05/2009	1563-67 SUNSET RD	DEVELOPMENT REVIEW COMMITTEE	APPLICANT PROPOSES TO OPEN A PHYSICAL THERAPY AND REHABILITATION CENTER IN THE EXISTING LOCATION.	final	02/06/2009	07/27/2009	0.00
DR-10-11-2824	11/01/2010	1563-67 SUNSET RD	DEVELOPMENT REVIEW COMMITTEE	APPLICANT PROPOSES TO OPEN A RESTAURANT IN THE EXISTING LOCATION.	canceled	11/01/2010	09/09/2014	0.00
DR-11-06-5506	06/01/2011	1563-67 SUNSET RD	DEVELOPMENT REVIEW COMMITTEE	APPLICANT PROPOSES TO OPEN A PIZZERIA RESTAURANT IN TH EXISTING LOCATION.	canceled	06/01/2011	09/12/2014	0.00
EL-15-09-5041	09/30/2015	1563-67 SUNSET RD	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	COMM INTER ALTER (LETS GET BEAUTY SPA) 10 LIOGHT SOCKETS; 3 ROUGH IN OUTLETS 2 SPECIAL COMMERCIAL OUTLETS	pending			0.00
ME-11-03-6245	03/18/2011	1563 SUNSET RD	MECH COMMERCIAL / RESIDENTIAL WORK	CHANGEOYT AIR HANDLER,CU AND STAND \$4500	final	03/21/2011	01/05/2012	0.00
PL-15-10-4380	10/01/2015	1563-67 SUNSET RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER (LETS GET BEAUTY SPA)	pending			0.00
PS-16-04-5643	04/01/2016	1563 SUNSET RD	TREE REMOVAL/RELOCATION	REMOVAL OF LARGE MAHOGANY TREE IS DENIED. MY OPINION IS THAT THE TREE NEEDS TO BE TRIMMED TO REMOVE DEAD WOOD AND TO LIFT OFF OF ROOF. ALSO WALKWAY NEEDS TO BE CUT AWAY FROM BASE OF TREE TRUNCK TO ALLOW FOR NORMAL GROWTH. TO APPEAL THIS DECISION PLEASE CALL VIRGINIA	pending			0.00

				GOIZUETA 305-460-5250				
PU-13-09-0209	09/05/2013	1563 SUNSET RD	PUBLIC RECORDS SEARCH	REQ VARIOUS COPIES	final	09/05/2013	09/05/2013	0.00
RC-16-01-2719	01/26/2016	1563 SUNSET RD	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-4744 UNSAFE STRUCTURES FEE	issued	04/21/2016		0.00
TA-16-04-6829	04/21/2016	1563 SUNSET RD	TREE PROTECTION APPEALS COMMITTEE	TREE APPEAL ON DENIED APPLICATION TO REMOVE 1 MAHOGANY TREE	issued	04/21/2016		0.00
ZN-08-03-1289	03/31/2008	1563-67 SUNSET RD	AWNING / CANOPY - RECOVER	RECOVER BROWN CANVAS AWNINGS- \$600.00	final	05/09/2008	05/12/2008	0.00
ZN-11-03-5678	03/11/2011	1563 SUNSET RD	DUMPSTER / CONTAINER	DUMPSTER	final	03/11/2011	03/11/2011	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:	Adriana Degres Sunset Inc.	Inspection Date:	3/28/2016
Address:	1563 Sunset Drive	InspectionType:	Reinspection
City:	Coral Gables	Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	700

FL NFPA 01 13
Floor 1

Electrical

11.1.7.6 Excerpt: Extension cords shall not be used as a substitute...

OK Violation cleared on 3/28/2016

Fire extinguishers

13.6.9.3.3 Maintenance Record Keeping.

OK Violation cleared on 3/28/2016

FL NFPA 101 13
Floor 1

Blocked Exits

4.5.3.2 Unobstructed Egress.

OK Violation cleared on 3/28/2016

CITY'S

EXHIBIT

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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	Signature on file
Representative:	Lidiane Cohen 3/28/2016
	Signature on file
Inspector:	Madelaine Mendez 3/28/2016



The City of Coral Gables

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

4/20/2015

VIA CERTIFIED MAIL

BRISTOL 503 INC
PO BOX 331390
MIAMI, FL 33233

91 7108 2133 3932 7099 3947

RE: 1563 SUNSET DR, Coral Gables, Florida
Folio # 03-4130-009-1610
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 1965.

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, 3rd 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 Composite
EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 16-4744

vs.

BRISTOL 503, INC.
P.O. Box 331390
Miami, Florida 33233-1390

Return receipt number:

91 7108 2133 3932 7177 0059

Respondent.

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

Date: April 29, 2016

Re: **1563 Sunset Drive**, Coral Gables, Florida 33143-5878, and legally described as Lot 37, Block 205, of CORAL GABLES RIVIERA SECTION 14, according to the Plat thereof, as recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-009-1610 ("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 May 16, 2016, at 2:00 p.m.

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

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

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

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

C:

Bristol 503, Inc., c/o Jonathan Mirabito, 3444 Main Highway, 2nd Floor, Miami, Florida 33133-5928

Arnold Robert Goddard, Trustee of the Arnold Robert Goddard Revocable Trust U/A/D May 2, 2002, 6520 S.W. 135th Terrace, Pinecrest, Florida 33156-7070



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 16-4744

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1563 Sunset Drive, ON 4-29-16
AT 10:45 am.

JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

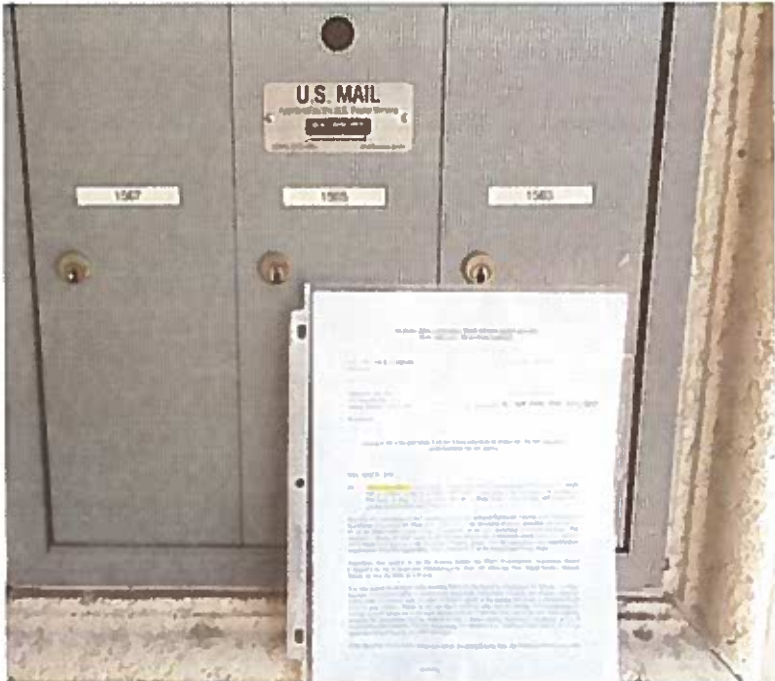
Sworn to (or affirmed) and subscribed before me this 29th day of April, in
the year 20 16, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1563 Sunset Drive





CFN 2013R0825345
 OR Bk 28870 Pgs 3502 - 3503; (2pgs)
 RECORDED 10/17/2013 11:32:17
 DEED DDC TAX 11,100.00
 SURTAX 8,325.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 Carlos De Cespedes, Esq.
 Attorney at Law
 Castro & Ramirez, LLC
 1805 Ponce de Leon Boulevard Suite 500
 Coral Gables, FL 33134
 305-372-2800
 File Number: 555.13291

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11th day of October, 2013 between Sunset 1563, LLC, a Florida Limited Liability Company whose post office address is 6915 Red Road, Suite 205, Coral Gables, FL 33143, grantor, and Bristol 503, Inc., a Florida Corporation whose post office address is 314 E. Dania Beach Blvd., Suite 129, Dania Beach, FL 33004, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County Florida to-wit:

Lot 37, Block 205, of SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, according to the Plat thereof, recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 0341300091610

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

DoubleTime

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]
Witness Name: Carlos de Cespedes.

[Signature]
Witness Name: Clarissa Requena

Sunset 1563, LLC, a Florida Limited Liability Company

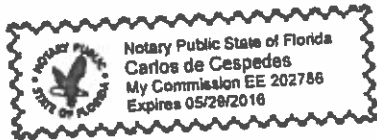
By: [Signature]
Danny Taha, Manager

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 11th day of October, 2013 by Danny Taha, as Manager of Sunset 1563, LLC, a Florida Limited Liability Company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Carlos de Cespedes.

My Commission Expires: _____



Detail by Entity Name

Florida Profit Corporation

BRISTOL 503, INC.

Filing Information

Document Number	P00000075430
FEI/EIN Number	65-1037297
Date Filed	08/09/2000
State	FL
Status	ACTIVE

Principal Address

3444 Main Highway
Second Floor
Miami, FL 33133

Changed: 01/07/2014

Mailing Address

P.O Box 331390
Miami, FL 33233

Changed: 01/07/2014

Registered Agent Name & Address

Mirabito, Jonathan
3444 Main Highway
Second Floor
Miami, FL 33133

Name Changed: 01/07/2014

Address Changed: 01/07/2014

Officer/Director Detail

Name & Address

Title Manager

Mirabito, Jonathan
3444 Main Highway

Second Floor
Miami, FL 33133

Annual Reports

Report Year	Filed Date
2014	01/07/2014
2015	01/09/2015
2016	01/15/2016

Document Images

<u>01/15/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/09/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/07/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/05/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/05/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/23/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/24/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/02/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/21/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/21/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/22/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/09/2000 -- Domestic Profit</u>	View image in PDF format



CFN 2006R0568180
 OR Bk 24559 Pgs 3721 - 3740 (20pgs)
 RECORDED 05/24/2006 10:06:44
 MTG DOC TAX 3,500.00
 INTANG TAX 2,000.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by, Record and Return to:

Lawrence Bieler, Esq.
 Two S. Biscayne Blvd., Suite 3700
 Miami, Florida 33131

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (the "Mortgage") is made and delivered as of this 17th day of May, 2006 by JUL CORP., a Florida corporation (hereinafter referred to as the "Mortgagor"), having a business address of 6701 SW 48th Terrace, Miami, Florida 33155, in favor of ARNOLD ROBERT GODDARD, TRUSTEE OF THE ARNOLD ROBERT GODDARD REVOCABLE TRUST U/A/D MAY 2, 2002 (hereinafter with all subsequent holders of the Note referenced hereinbelow referred to as the "Mortgagee"), whose address is 6520 SW 135th Terrace, Pinecrest, Florida 33156.

WITNESSETH:

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of ONE MILLION U.S. DOLLARS AND 00/100 CENTS (\$1,000,000.00) (the "Loan"), together with interest thereon, as evidenced by that certain promissory note of even date herewith in the original principal amount of the Loan (the "Note"), executed by Mortgagor and delivered to order of Mortgagee.

NOW, THEREFORE, to secure the performance and observance by Mortgagor of all covenants and conditions in the Note, in this Mortgage and in all other instruments securing the Note or otherwise executed and delivered in connection with the Loan (collectively, the "Loan Documents"), 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 and 00/100 Dollars (\$10.00) paid by Mortgagee to Mortgagor this date, and for other valuable considerations, the receipt, adequacy and sufficiency whereof are hereby expressly acknowledged, Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey, assign, transfer, mortgage, hypothecate, pledge, deliver, set over, warrant and confirm unto Mortgagee, its successors and assigns forever:

THE MORTGAGED PROPERTY

A. THE LAND: All the land located in the County of Miami-Dade, State of Florida, which is more particularly and legally described on Exhibit "A" attached hereto and made a part hereof (hereinafter called the "Land").

B. THE IMPROVEMENTS: (1) All the buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land, and (2) all fixtures, machinery, appliances, equipment, furniture and personal property of every nature whatsoever now or hereafter owned by the Mortgagor and located in or on, or attached to, and used or intended to be used in connection with or with the operation of, the Land, buildings, structures or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and owned by Mortgagor, and all extensions, additions,

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Exhibit "A"

Legal Description of Land

Lot 37, in Block 205, of SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION 14, according to the Plat thereof, as recorded in Plat Book 28, at Page 32, of the Public Records of Miami-Dade County, Florida.

Folio No.: 03-4130-009-1610



Goizueta, Virginia

From: Goizueta, Virginia
Sent: Tuesday, May 03, 2016 9:08 AM
To: 'Angel Vargas'; Garcia, Belkys
Cc: evalina@ganolian.co; 'Jonathan Mirabito'
Subject: RE: 1563 Sunset Drive (unsafe structure violation)
Attachments: letter.pdf

Good morning,

Miami-Dade Property Appraiser's Office web site indicates the property was built in 1965. Although the City sends a courtesy letter notifying the owner of the Recertification requirement, it is the owner's responsibility to recertify the structure on its anniversary. On 4/20/15 a letter was sent to the mailing address as shown on the Miami-Dade Property Appraiser's Office web site, please see attached.

1563 Sunset has been scheduled to be heard by the Construction Regulation Board on May 16, 2016; please provide the board with a timeline for complying with these requirements.

PROPERTY INFORMATION ⓘ

Folio: 03-4130-009-1610

Sub-Division:

CORAL GABLES RIVIERA SEC PT 14 2ND REV

Property Address

1563 SUNSET DR
Coral Gables, FL 33143-5878
1565 SUNSET DR
1567 SUNSET DR

Owner

BRISTOL 503 INC

Mailing Address

PO BOX 331390
MIAMI, FL 33233

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

Living Area

Adjusted Area 3,098 Sq Ft

Lot Size 5,000 Sq Ft

Year Built 1965



Virginia Goizuela

Building Service Coordinator

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250



Celebrating 90 years of a dream realized.

From: Angel Vargas [<mailto:avargas@btlconstructioncorp.com>]
Sent: Monday, May 02, 2016 5:08 PM
To: Goizueta, Virginia; Garcia, Belkys
Cc: evalina@ganolian.co; 'Angel Vargas'; 'Jonathan Mirabito'
Subject: 1563 Sunset Drive (unsafe structure violatio)

Hello Virginia,

Our client received a notice of unsafe structure violation for the property located at 1563 Sunset Drive. I'm assuming that this notification is related to the 40/50 recertification of the building, however, last year the owner received few letter from engineering firms offering their service to certify the building. When the owner's assistant contacted the city of Coral Gables, she was told that everything was up-to-date and that she needed to wait for a letter from the city of Coral Gables requesting the recertification of the building. Please contact me at my cell at your earlier convenience 786-402-0043.

Thanking you in advance for your assistance on this matter of very importance to us.

Angel Vargas
President
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