



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 6/24/2022

| Property Information | |
|----------------------|---|
| Folio: | 03-4108-009-1321 |
| Property Address: | 1010 DOUGLAS RD Coral Gables, FL 33134-3419 |
| Owner | GABLES DOUGLAS LLC |
| Mailing Address | 3700 NW 27 AVE MIAMI, FL 33142 USA |
| PA Primary Zone | 5001 HOTELS & MOTELS - GENERAL Med Density |
| Primary Land Use | 0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS |
| Beds / Baths / Half | 4 / 4 / 1 |
| Floors | 2 |
| Living Units | 4 |
| Actual Area | 3,290 Sq.Ft |
| Living Area | 3,290 Sq.Ft |
| Adjusted Area | 2,976 Sq.Ft |
| Lot Size | 13,310 Sq.Ft |
| Year Built | Multiple (See Building Info.) |



| Assessment Information | | | |
|------------------------|-------------|-------------|-------------|
| Year | 2021 | 2020 | 2019 |
| Land Value | \$1,264,450 | \$1,264,450 | \$1,331,000 |
| Building Value | \$99,000 | \$10,000 | \$10,000 |
| XF Value | \$1,000 | \$0 | \$0 |
| Market Value | \$1,364,450 | \$1,274,450 | \$1,341,000 |
| Assessed Value | \$916,382 | \$833,075 | \$757,341 |

| Benefits Information | | | | |
|--|----------------------|-----------|-----------|-----------|
| Benefit | Type | 2021 | 2020 | 2019 |
| Non-Homestead Cap | Assessment Reduction | \$448,068 | \$441,375 | \$583,659 |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). | | | | |

| Taxable Value Information | | | |
|---------------------------|-------------|-------------|-------------|
| | 2021 | 2020 | 2019 |
| County | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$916,382 | \$833,075 | \$757,341 |
| School Board | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,364,450 | \$1,274,450 | \$1,341,000 |
| City | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$916,382 | \$833,075 | \$757,341 |
| Regional | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$916,382 | \$833,075 | \$757,341 |

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 : 6/24/2022

Property Information

Folio: 03-4108-009-1321

Property Address: 1010 DOUGLAS RD

Roll Year 2021 Land, Building and Extra-Feature Details

Land Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

| Land Use | Muni Zone | PA Zone | Unit Type | Units | Calc Value |
|----------|-----------|---------|------------|-----------|------------|
| GENERAL | A-15 | 5001 | Square Ft. | 13,310.00 | |

Building Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

| Building Number | Sub Area | Year Built | Actual Sq.Ft. | Living Sq.Ft. | Adj Sq.Ft. | Calc Value |
|-----------------|----------|------------|---------------|---------------|------------|------------|
| 1 | 1 | 1932 | 2,881 | 2,881 | 2,567 | |
| 1 | 2 | 1971 | 409 | 409 | 409 | |

Extra Features

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

| Description | Year Built | Units | Calc Value |
|-----------------------|------------|-------|------------|
| Paving - Asphalt | 1971 | 400 | |
| Patio - Concrete Slab | 1932 | 330 | |

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:

- 1) 1010 Douglas Rd – This property has a mortgage from 1985 that was assigned to Raisa M. Ruiz and Catalina B. Calderon in 1985, but that has never been released on foreclosed on. Not only is the mortgage over 37 years old, but there is no address for service on the mortgage. If the City proceeds to demolish, it may have to search for the mortgagees. Please let me know if that is the case.

| <u>Owner (Registered Agent address)</u> | <u>Mortgagee</u> |
|--|-------------------------|
| Gables Douglas LLC c/o Mike Kvachuk Registered Agent 3700 NW 27 Ave Miami, FL 33142-5224 | See note above. |

CITY'S

EXHIBIT

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[Home](#) [Citizen Services](#) [Business Services](#) [Back to Coral Gables.com](#)[Permits and Inspections: Search Results](#)[Logon](#) [Help](#) [Contact](#)[New Permit Search](#)

Permit Search Results

| Permit#: | App. Date | Street Address | Type | Description | Status | Issue Date | Final Date | Fees Due |
|-------------------------------|------------|-----------------|--------------------------------|-------------|--------|------------|------------|----------|
| CE-12-06-9968 | 06/28/2012 | 1010 DOUGLAS RD | CODE ENF LIEN SEARCH | LIEN SEARCH | final | 06/28/2012 | 06/28/2012 | 0.00 |
| CE-11-09-7335 | 09/29/2011 | 1010 DOUGLAS RD | CODE ENF WARNING PROCESS | CLO NOTICE | final | 09/29/2011 | 09/29/2011 | 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'S

EXHIBIT 3

CORAL GABLES

THE CITY BEAUTIFUL

Public Information

Search for

No results were found



The City of Coral Gables

Building and Zoning Department
ISO Class 1

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

December 18, 2007

Mabigo Properties NV
1010 Douglas Road
Coral Gables, FL. 33134

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

PROPERTY FOLIO: # 03-4108-009-1350

ADDRESS OR LEGAL DESCRIPTION: 1010 Douglas Road

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 2007. 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,


Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

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The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

1/3/2022

VIA CERTIFIED MAIL

7020 3160 0001 1022 0621

GABLES DOUGLAS LLC
3700 NW 27 AVE
MIAMI, FL 33142

RE: 1010 DOUGLAS RD
FOLIO # 03-4108-009-1321

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 1932. 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. 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

CITY'S

EXHIBIT

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Track Another Package +

Tracking Number: 70203160000110220621

Remove X

Your item was delivered to an individual at the address at 11:14 am on January 6, 2022 in MIAMI, FL 33142.

USPS Tracking Plus® Available ▾

 **Delivered, Left with Individual**

January 6, 2022 at 11:14 am
MIAMI, FL 33142

Feedback

Get Updates ▾

| | |
|----------------------|---|
| Text & Email Updates | ▾ |
| Tracking History | ▾ |
| USPS Tracking Plus® | ▾ |
| Product Information | ▾ |

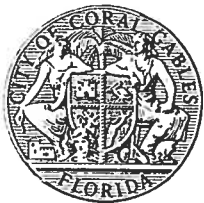
See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback



The City of Coral Gables

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

4/4/2022

GABLES DOUGLAS LLC
3700 NW 27 AVE
MIAMI, FL. 33142

7021 2720 0001 4958 9803

RE: 1010 DOUGLAS RD
FOLIO # 03-4108-009-1321

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

Dear Property Owner:

In a certified letter dated 1/3/2022, 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). **Additionally you will need to register in the new permitting system to submit report, see the instructions attached.**

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 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

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

Track Another Package +

Tracking Number: 70212720000149589803

Remove X

Your item was delivered to an individual at the address at 2:43 pm on April 8, 2022 in MIAMI, FL 33142.

USPS Tracking Plus® Available ▾

 **Delivered, Left with Individual**

April 8, 2022 at 2:43 pm
MIAMI, FL 33142

Feedback

Get Updates ▾

| | |
|----------------------|---|
| Text & Email Updates | ▾ |
| Tracking History | ▾ |
| USPS Tracking Plus® | ▾ |
| Product Information | ▾ |

See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback



The City of Coral Gables

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

6/9/2022

GABLES DOUGLAS LLC
3700 NW 27 AVE
MIAMI, FL 33142

7021 1970 0000 4016 1487

RE: 1010 DOUGLAS RD
FOLIO # 03-4108-009-1321

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

Dear Property Owner:

In a certified letter dated 1/3/2022, 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 4/4/2022, 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,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

Manuel Z. Lopez, P.E.
Building Official

Track Another Package +

Tracking Number: 70211970000040161487

Remove X

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

USPS Tracking Plus® Available ✓

In Transit to Next Facility

June 14, 2022

Feedback

Get Updates ✓

| | |
|----------------------|---|
| Text & Email Updates | ✓ |
| Tracking History | ✓ |
| USPS Tracking Plus® | ✓ |
| Product Information | ✓ |

See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Tuesday, July 5, 2022 10:36 AM
To: 'downtick1@aol.com'
Subject: RE: 1010 douglas rd building certification

The property will not be heard in the July 11, 2022 meeting because the report was submitted and it needs to be reviewed.

You will not need to appear at the Construction Regulation Meeting scheduled for July 11, 2022.

Thank you

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250

From: downtick1@aol.com <downtick1@aol.com>
Sent: Tuesday, July 5, 2022 9:33 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: Re: 1010 douglas rd building certification

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello! i just paid the fees please let me know whats the next step???
also please confirm that i dont have to go to hearing on July 11 2022
thanks, Mike K.

-----Original Message-----
From: Goizueta, Virginia <vgoizueta@coralgables.com>
To: downtick1@aol.com <downtick1@aol.com>
Sent: Tue, Jul 5, 2022 8:10 am
Subject: FW: 1010 douglas rd building certification

Virginia Goizueta

Building Service Coordinator
City of Coral Gables
Development Services Department

405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Office: 305-460-5250

From: Goizueta, Virginia
Sent: Tuesday, July 5, 2022 8:09 AM
To: downtick1@aol.com
Subject: RE: 1010 douglas rd building certification

Good morning,

You should be able to pay for the pending fees now.

Please let me know when payment has been done.

Thank you

Virginia Goizueta

Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Office: 305-460-5250

From: downtick1@aol.com <downtick1@aol.com>
Sent: Friday, July 1, 2022 4:20 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: 1010 douglas rd building certification

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Virginia!

As per your directions i registered at the website...

i was trying to pay the fees but was unable, it said that i will be notified...

i will pay right away as soon as i receive the instructions.

i spoke with the contractor again and he assured me that he will bring the original report with stamps directly to you on Tuesday the 6th of July.

i hope this will be sufficient and i will not have to go to hearing as per violation letter i received on June 30th

please let me know if you need anything else from me regarding this matter.

please call me anytime @ 305 389-8767

thank you, Mike Kvachuk

GABLES DOUGLAS LLC

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-4338

vs.

Return receipt number:

GABLES DOUGLAS LLC
3700 NW 27 AVENUE
MIAMI, FL 33142

7021 1970 0000 4016 2088

Respondent.

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

Date: JUNE 29, 2022

Re: 1010 DOUGLAS ROAD, CORAL GABLES, FL. 33134-3419 LEGAL DESCRIPTION: C GABLES DOUGLAS SEC PB 25-69, LOTS 13 & 14 BLK 14 FOLIO NO.: 03-4108-009-1321 ("Property")

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

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 Floor, Coral Gables, Florida 33134, on July 11, 2022, 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.

CITY'S

EXHIBIT

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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: Gables Douglas LLC, c/o Mike Kvachuk, Registered Agent, 3700 NW 27 Ave, Miami, FL 33142-5224



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 22-4338

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

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1010 Douglas Rd. , ON June 29, 2022 AT 01:49 PM AND WAS
ALSO POSTED AT CITY HALL.

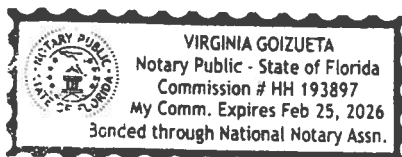
JOSE IGLESIAS
Employee's Printed Name

[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 29 day of June, in the year 2022, by
JOSE IGLESIAS who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

CITY'S

EXHIBIT

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1010 Douglas Rd.



CITY'S

EXHIBIT 8





CFN 2012R0615638
OR Bk 28251 Pgs 0641 - 642i (2pgs)
RECORDED 08/30/2012 14:17:29
DEED DOC TAX 2,565.00
SURTAX 1,923.75
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by:
Maximilian Schenk, Esq.
Schenk & Associates, PLC
999 Brickell Ave., Ste. 820
Miami, Florida 33131
Tel. 305-444-2200

Upon recording return to:
Alan J. Marcus, Esq.
Aventura Title Insurance Corp.
20803 Biscayne Blvd., Ste. 301
Aventura, Florida 33180
Tel. 305-937-1800

Parcel Identification Number:
03-4108-009-1321

WARRANTY DEED

This Warranty Deed is made and entered on this 3rd day of August, 2012 by and between the "Grantor" **Mabigo Properties, N.V., a Netherlands Antilles limited liability company** whose post office address is 23 Pietermaai, Curacao, Netherlands Antilles and the "Grantee" **Gables Douglas LLC, a Florida limited liability company** whose post office address is 3700 NW 27th Avenue, Miami, Florida 33142.

The Grantor in consideration of \$10.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys to the Grantee, and the Grantee's heirs and assigns forever, the following described real property, lying and being in Miami-Dade County, State of Florida:

Lot 13 and 14, Block 14 of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69 of the Public Records of Miami-Dade County, Florida.

Property address: 1010 Douglas Road, Coral Gables, Florida 33134

TO HAVE AND TO HOLD the same together with all homestead rights, appertunences and all of Grantor's estate, right, title, interest, legal and equitable rights therein in fee simple forever.

SUBJECT TO: (1) taxes for the year of this conveyance and subsequent years; and (2) restrictions, reservations, easements, and covenants of record, if any, but this reference shall not operate to re-impose the same.

NOTES: (1) The subject property is commercial property and not the homestead of the Grantor.

Grantor hereby covenants that Grantor is the lawful owner of the property, has authority to convey the property and fully warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever.

[Continued on next page]

CITY'S
EXHIBIT

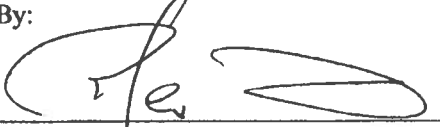
9

Warranty Deed, Page 1

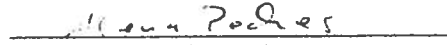
Signed, sealed or otherwise witnessed as of the date notarized below by:

Mabigo Properties, N.V.
A Netherlands Antilles limited liability company

By:



(Signature of Grantor)
Mario G. Bini, Managing Director



(Signature of Witness #1)
Print name: Alena Peches



(Signature of Witness #2)
Print name: Lina Herra

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

On this 3rd day of August, 2012, the foregoing instrument was subscribed, acknowledged and witnessed before me by Mario G. Bini as Managing Director of Mabigo Properties, N.V. and who ☒ is personally known to me or ☐ produced the following as identification: _____.



(Signature of Notary Public)
Print name: _____
My commission expires: _____

Notary Seal:





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Florida Limited Liability Company

GABLES DOUGLAS LLC

Filing Information

Document Number L12000092472

FEI/EIN Number 46-0637713

Date Filed 07/17/2012

Effective Date 07/13/2012

State FL

Status ACTIVE

Principal Address

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Authorized Person(s) Detail

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Title mgr

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