



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/31/2016

Property Information	
Folio:	03-4108-009-2610
Property Address:	222 SIDONIA AVE Coral Gables, FL 33134-3280
Owner	BIGS PARTNERS LLC C/O RIVERGATE MANAGEMENT
Mailing Address	49 N FERERAL HWY #145 POMPANO BEACH, FL 33062 USA
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 12 / 0
Floors	3
Living Units	12
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	9 600 Sq Ft
Lot Size	5,500 Sq.Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$385,000	\$321,750	\$275,000
Building Value	\$4,752	\$3,849	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$389,752	\$325,599	\$285,000
Assessed Value	\$344,801	\$313,456	\$285,000

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$44,951	\$12,143	

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

Short Legal Description
8 54 41 PB 25-69 CORAL GABLES DOUGLAS SEC LOT 4 BLK 28 LOT SIZE 50.000 X 110 OR 16797-4417 0395 4

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$344,801	\$313,456	\$285,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$389,752	\$325,599	\$285,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$344,801	\$313,456	\$285,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$344,801	\$313,456	\$285,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/13/2013	\$4,900,000	28920-1781	Trustees in bankruptcy, executors or guardians
03/01/1995	\$0	16797-4417	Sales which are disqualified as a result of examination of the deed
06/01/1993	\$436,500	15970-1455	Sales which are qualified

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:

EXHIBIT 1



222 Sidonia Ave

service list – 222 Sidonia Avenue

<p><u>Owner</u> Bigs Partners LLC c/o Rivergate Management 2801 SW 31st Avenue, Suite 2-B Coconut Grove, FL 33133-3540</p> <p>Return receipt number:</p>	<p><u>Owner</u> Bigs Partners LLC 5 Fieldstone Court New City, NY 10956-6859</p> <p>Return receipt number:</p>
<p><u>Owner (Registered Agent)</u> Bigs Partners LLC c/o Gregory Tagaris Registered Agent 4701 N. Federal Highway Suite 319 Pompano Beach, FL 33064-6562</p> <p>Return receipt number:</p>	



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-14-05-3899	05/27/2014	222 SIDONIA AVE	BOA PRELIMINARY/MED BONUS/FINAL	**COMMERCIAL*** FINAL FOR INTERIOR EXTERIOR RENOVATIONS \$280000 **NO FB** POSTED 5.29.2014	issued	05/29/2014		0.00
AB-15-06-4418	06/01/2015	222 SIDONIA AVE	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL* RE-ROOF CERAMICA VERA SPANISH S - COLOR: TERRACOTTA \$42650	final	06/01/2015	08/25/2015	0.00
BL-14-06-3714	06/23/2014	222 SIDONIA AVE	INT / EXT ALTERATIONS	CHANGE OF CONTRACTOR TO BL-15-11-6176 COMMERCIAL INTERIOR ALTERATIONS & RENOVATIONS (KITCHEN & BATHROOMS) INTERIOR PAINTING, INTERIOR FLOORING, REPLACE WINDOWS & DOORS (ALL UNITS) \$280,000 **SHOP DRAWINGS FOR WINDOWS AND DOORS SEPERATE SUBMITTAL**	canceled	12/10/2014	11/23/2015	0.00
BL-15-06-4656	06/04/2015	222 SIDONIA AVE	ROOF / LIGHT WEIGHT CONC	2 TYPE: RE ROOF \$42,650 CERAMICA VERA CLAY SPANISH S TERRACOTTA/RED TILE & FLAT PORTION, ROOF HATCH	final	06/10/2015	08/25/2015	0.00
BL-15-11-6176	11/23/2015	222 SIDONIA AVE	BLDG PERMIT CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM BL-14-06-3714 COMMERCIAL INTERIOR ALTERATIONS & RENOVATIONS (KITCHEN & BATHROOMS) INTERIOR PAINTING, INTERIOR FLOORING, REPLACE WINDOWS & DOORS (ALL UNITS) \$280,000	issued	11/30/2015		0.00
CE-08-04-1158	04/21/2008	222 SIDONIA AVE	CODE ENF WARNING PROCESS	WT 79641 SEC 54-153 CC (DAY) TRASH OUT PRIOR TO 6PM DAY BEFORE SCHEDULED P/U.	pending	04/21/2008		0.00
CE-08-05-1702	05/31/2008	222 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T20381 SEC 54-153 CC (DAY) DEPOSITING WASTE/TRASH EARLIER THAN 6PM OF THE DAY PRECEDING THE DESIGNATED COLLECTION DAY (FRIDAY P/U DAY)	final	05/31/2008	11/10/2008	0.00

CITY'S

EXHIBIT 2

				TRASH PILE OUT EARLIER. WT79641 ISSUED ON 4-21-08				
CE-08-06-0268	06/03/2008	222 SIDONIA AVE	CODE ENF WARNING PROCESS	WT00954 SEC 5-1404 CC (PAK) PARING VEHICLE ON LAWN OR UNAPPROVED SURFACE PROHIBITED. ie AVEO 4 HB BLACK FL TAG R665TP CHEVY	pending	06/03/2008		0.00
CE-10-02-2654	02/02/2010	222 SIDONIA AVE	CODE ENF WARNING PROCESS	WT3116 SEC 54-153 C (DAY) TRASH ON SWALE 3 DAYS PRIOR TO SCHEDULED P/U. MUST REMOVE.	final	02/02/2010	02/02/2010	0.00
CE-10-02-2823	02/04/2010	222 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37003 SEC 54-153 CC (DAY) TRASH ON SWALE DAY BEFORE SCHEDULED P/U PRIOR TO 6:00 PM (2:10 PM) WARNING ISSUED 2/2/10	canceled	02/04/2010		0.00
CE-10-02-3077	02/09/2010	222 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37008 SEC 54-153 CC (DAY) TRASH ON SWALE 3 DAYS PRIOR TO SCHEDULED P/U MUST REMOVE. PREVIOUSLY CITED 2/2/10 & 2/4/10.	canceled	02/09/2010		0.00
CE-10-03-3696	03/11/2010	222 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37629 SEC 54-153 CC (DAY) TRASH ON SWALE DAY BEFORE SCHEDULED P/U PRIOR TO 6:00 PM. (1:14 PM)	final	03/11/2010	03/29/2010	0.00
CE-10-12-4740	12/22/2010	222 SIDONIA AVE	CODE ENF WARNING PROCESS	WT8410 SEC 54-153 CC (DAY) TRASH (LAMP) ON R/W 2 DAYS PRIOR TO SCHEDULED P/U. MUST REMOVE.	final	12/22/2010	12/22/2010	0.00
CE-10-12-5013	12/30/2010	222 SIDONIA AVE	CODE ENF WARNING PROCESS	WT8414 SEC 54-29 CC (TRA) TRASH 7 DEBRIS ON PROPERTY MUST BE REMOVED. TRASH MUST BE KEPT IN PROPERLY ENCLOSED TRASH CONTAINER.	final	12/30/2010	12/30/2010	0.00
CE-12-11-0149	11/02/2012	222 SIDONIA AVE	CODE ENF WARNING PROCESS	WT13825 CH105 CITY CODE (MIN) DIRTY ROOF	final	11/02/2012	11/02/2012	0.00
CE-13-10-0626	10/10/2013	222 SIDONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH RAPID	final	10/18/2013	10/18/2013	0.00
CE-13-11-2446	11/13/2013	222 SIDONIA AVE	CODE ENF WARNING PROCESS	WT11160 CH 62-133 CITY CODE (ORW) PLACING SOFAS (2) PARTIALLY ON SIDEWALK & ALSO ON RIGHT OF WAY & MATTRESS ON RIGHT OF WAY IS PROHIBITED. MUST REMOVE TO BE IN COMPLIANCE.	final	11/13/2013	11/13/2013	0.00
CE-13-12-1797	12/04/2013	222 SIDONIA AVE	CODE ENF WARNING PROCESS	WT10751 SEC CH 54- 154 CITY CODE (DAY) PLACING TRASH PRIOR TO 6PM DAY BEFORE PICK UP. (TV, TRASH & DEBRIS)	final	12/04/2013	12/04/2013	0.00
CE-14-09-2062	09/08/2014	222 SIDONIA AVE	CODE ENF WARNING PROCESS	WT20774 SEC CH 54- 153 CITY CODE (DAY) PLACING TRASH OUT PRIOR TO 6PM DAY BEFORE PICKN UP (BOXES FILLED WITH TRASH)	final	09/08/2014	09/08/2014	0.00
CE-14-09-2064	09/08/2014	222	CODE ENF WARNING	WT20775 SEC CH 54-29	final	09/08/2014	09/08/2014	0.00

		SIDONIA AVE	PROCESS	CITY CODE (TRA) TRASH/DEBRIS ON PROPERTY (LITTER ON FRONT LAWN AND MATTRESS ON EAST SIDE OF PROPERTY)					
CE-14-09-2457	09/15/2014	222 SIDONIA AVE	CODE ENF WARNING PROCESS	FOLLOW UP WT 20774 - COMPLIED	final	09/15/2014	09/15/2014	0.00	
CE-14-11-3542	11/04/2014	222 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T55508 SEC 54-153 CITY CODE (DAY) TRASH OUT PRIOR TO 6PM DAY BEFORE PICKUP - LARGE PILLOW, CANS, PIPES, MISC. ITEMS	final	03/17/2015	03/17/2015	0.00	
CE-14-11-3543	11/04/2014	222 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T55509 SEC 54-29 CITY CODE (TRA) TRASH AND DEBRIS ON FRONT YARD AND SIDE YARD (WEST SIDE)	final	03/17/2015	03/17/2015	0.00	
CE-15-11-5770	11/17/2015	222 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE258722/TICKET55523	final	11/17/2015	11/17/2015	0.00	
EL-14-06-3812	06/24/2014	222 SIDONIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	180 LIGHT SOCKETS; 252 ROUGH IN OUTLETS; 48 COMMERCIAL OUTLETS; 1200 SERVICE; 1600 AMP SUBFEEDS, 1600 AMPS SWITCHBOARDS AND 72 TONS A/C	issued	05/19/2015		0.00	
EL-15-09-4352	09/16/2015	222 SIDONIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMP FOR CONSTRUCTION	final	09/21/2015	09/22/2015	0.00	
EL-15-10-4949	10/13/2015	222 SIDONIA AVE	ELEC LOW VOLTAGE SYSTEM	LOW VOLT FOR FIRE ALARM	issued	08/04/2016		0.00	
FD-15-10-4944	10/13/2015	222 SIDONIA AVE	FIRE ALARM SYSTEM	NEW FIRE ALARM SYSTEM \$10,000	issued	08/04/2016		0.00	
ME-14-07-3826	07/25/2014	222 SIDONIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW A/C UNITS FOR 12 APARTMENTS , NEW DUCTWORK AND VENTILATION.	issued	07/21/2015		0.00	
PL-14-08-3028	08/18/2014	222 SIDONIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR RENOVATIONS	issued	05/27/2015		0.00	
PS-08-03-0225	03/07/2008	222 SIDONIA AVE	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE 1 DEAD COCONUT PALM	final	03/07/2008	03/07/2008	0.00	
PU-13-10-0906	10/15/2013	222 SIDONIA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 1606B	final	10/16/2013	10/16/2013	0.00	
PU-15-06-4426	06/01/2015	222 SIDONIA AVE	PUBLIC RECORDS SEARCH	REQ CERT COPUY OF PERMIT BL14063714	final	06/01/2015	06/01/2015	0.00	
PU-15-07-4358	07/01/2015	222 SIDONIA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF BL14063714	final	07/01/2015	07/01/2015	0.00	
PU-16-09-5870	09/15/2016	222 SIDONIA AVE	PUBLIC RECORDS SEARCH	REQUEST FOR LOST/STOLEN PLANS CHANGE OF CONTRACTOR FROM BL- 14-06-3714 COMMERCIAL INTERIOR ALTERATIONS & RENOVATIONS (KITCHEN & BATHROOMS) INTERIOR PAINTING, INTERIOR FLOORING, REPLACE WINDOWS & DOORS (ALL UNITS) \$280,000	final	09/19/2016	09/19/2016	0.00	

PW-14-12-4338	12/22/2014	222 SIDONIA AVE	OBSTRUCTION OF ROW W/DUMPTRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TRUCK 3 days (1-2, 1-5,1-6)	issued	12/22/2014		0.00
PW-15-01-0028	01/02/2015	222 SIDONIA AVE	OBSTRUCTION OF ROW W/DUMPTRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TRUCK 3 days (1-7, 1-8,1-9)	issued	03/29/2016		0.00
RC-16-11-6644	11/04/2016	222 SIDONIA AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5531 UNSAFE STRUCTURES FEE	approved			980.63
SD-16-01-2318	01/19/2016	222 SIDONIA AVE	SHOP DRAWINGS	CANCELLED - INCOMPLETE SUBMITTAL	canceled	01/19/2016		0.00
SD-16-01-2712	01/26/2016	222 SIDONIA AVE	SHOP DRAWINGS	SHOP DRAWING (WINDOWS)	final	02/22/2016	02/22/2016	0.00
ZN-15-01-0562	01/15/2015	222 SIDONIA AVE	DUMPSTER / CONTAINER	DUMPSTER	final	01/15/2015	01/15/2015	0.00
ZN-15-01-0789	01/21/2015	222 SIDONIA AVE	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	TEMPORARY CONSTRUCTION FENCE	issued	01/26/2015		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:	222 Sidonia Ave. Apartments - 12 units	Inspection Date:	10/4/2016
Address:	222 Sidonia Avenue	InspectionType:	Under Construction
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

**Company
Representative:**

No Signature
10/4/2016 10:49:09 AM
Signature valid only in mobile-eyes documents

Inspector:

No Signature
10/4/2016
Leonard Veight
10/4/2016 10:49:09 AM
Signature valid only in mobile-eyes documents

Leonard Veight
10/4/2016

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 3931 9043 5084

BIGS PARTNERS LLC
C/O GREGORY TAGARIS
4701 N FEDERAL HWY #319
POMPANO BEACH, FL 33064

RE: 222 SIDONIA AVE, CORAL GABLES, FL
FOLIO # 03-4108-009-2610
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 1926.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(1), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

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

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

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

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

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S Composite

EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5531

vs.

BIGS PARTNERS LLC
c/o Rivergate Management
2801 S.W. 31st Avenue, Suite 2-B
Coconut Grove, Florida 33133-3540

Return receipt number:

91 7108 2133 3932 7093 3905

Respondent.

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

Date: November 28, 2016

Rc: 222 Sidonia Avenue, Coral Gables, Florida 33134-3280 and legally described as Lot 4, Block 28, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-2610 ("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 December 12, 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. 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:

Bigs Partner LLC, 5 Fieldstone Court, New City, NY 10956-6859

Bigs Partner LLC, c/o Gregory Tagaris, 4701 N. Federal Highway, Suite 319, Pompano Beach, FL 33064-6562



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5531

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 222 Sidonia Avenue, ON 11-28-16
AT 9:25 AM.

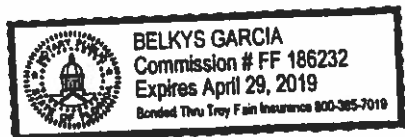
EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of November, in
the year 20 16, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

222 Sidonia Avenue



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

CITY OF CORAL GABLES, Respondent, Case No. 16-5531

HIGGS PARTNERS LLC
c/o Rivergate Management
2801 S.W. 31st Avenue, Suite 2-B
Coconut Grove, Florida 33133-7540

Return receipt number:
71 7108 2133 3732 7093 3905

Respondent

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

Date: November 28, 2016

Re: 222 Sidonia Avenue, Coral Gables, Florida 33134-3180 and legally described as Lot 4, Block 28, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 28, Page 64, of the Public Records of Miami-Dade County, Florida, and having folio number 03-4108-009, 2610 ("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(8)(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 December 12, 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 accommodations must be made in writing to Helelys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 1st Floor, Coral Gables, FL 33134, helelysgarcia@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) 460-5215.



DIVISION of CORPORATIONS
an official State of Florida website

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
BIGS PARTNERS LLC

Filing Information

Document Number	L12000036692
FEI/EIN Number	45-5309987
Date Filed	03/15/2012
State	FL
Status	ACTIVE

Principal Address

4701 N. Federal Highway
Suite 319
POMPANO BEACH, FL 33064

Changed: 01/14/2015

Mailing Address

5 Fieldstone Court
New City, NY 10956

Changed: 03/19/2014

Registered Agent Name & Address

Tagaris, Gregory
4701 N. Federal Highway
Suite 319
Pompano Beach, FL 33064

Name Changed: 01/14/2015

Address Changed: 01/14/2015

Authorized Person(s) Detail

Name & Address

Title MGRM

OLIVEIRA, STEVEN M
18 FIELDSTONE COURT
NEW CITY, NY 10956

Title MGRM

TAGARIS, GREGORY
5 FIELDSTONE CT
NEW CITY, NY 10956

Annual Reports

Report Year	Filed Date
2014	03/19/2014
2015	01/14/2015
2016	07/07/2016

Document Images

07/07/2016 -- ANNUAL REPORT	View image in PDF format
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04/01/2013 -- ANNUAL REPORT	View image in PDF format
03/15/2012 -- Florida Limited Liability	View image in PDF format



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 OR Bk 28920 Pgs 1781 - 1782 (2pgs)
 RECORDED 11/20/2013 13:56:24
 DEED DOC TAX 29,400.00
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 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:
 Thomas J. Matkov, Esq.
 DUNWODY WHITE & LANDON, P.A.
 550 Biltmore Way, Suite 810
 Coral Gables, FL 33134

Folio Numbers: 03-4108-009-3330
 03-4108-009-0830
 03-4108-009-2610
 03-4117-008-5150

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made and entered into this 13th day of November, 2013, by BETTY RUPAINIS (a/k/a Betty Milo Rupainis) as Personal Representative of the Estate of Vincent Eugene Milio, deceased, whose post office address 1645 Jasmine Street, Denver, CO 80220 ("Grantor") to BIGS PARTNERS LLC, a Florida limited liability company, whose post office address is Bigs Partners, LLC, c/o Rivergate Management, 2801 SW 31st Avenue, Suite 2-B, Coconut Grove, FL 33133 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, its successors and assigns, all that certain land situate in Miami-Dade County, Florida, and as described as follows:

Parcel 1: Lot 4, Block 28, Revised Plat of Coral Gables, Douglas Section, according to the plat thereof as recorded in Plat Book 25, Page(s) 69, of the Public Records of Miami-Dade County, Florida.

Parcel 2: Lots 3 and 4, Block 33, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20, Page(s) 28, of the Public Records of Miami-Dade County, Florida.

Parcel 3: The West 1/2 of Lot 14, and all of Lot 15, Block 32, Revised Plat of Coral Gables Douglas Section, according to the plat thereof as recorded in Plat Book 25, Page(s) 69, of the Public Records of Miami-Dade County, Florida.

Parcel 4: Lots 5 and 6, Block 11, Revised Plat of Coral Gables Douglas Section, according to the plat thereof as recorded in Plat Book 25, Page(s) 69, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO covenants, conditions, easements, reservations, restrictions, limitations and other matters of record, if any, all zoning and land use regulations, and also subject to taxes for the year 2013 and all subsequent years.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Leoneette Ingram
Print Name: Leoneette Ingram

Betty Rupainis as P.R
Betty Rupainis, as Personal Representative
aforesaid

Janette Quintero
Print Name: Janette Quintero

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 13th day of November, 2013 by Betty Rupainis as Personal Representative of the Estate of Vincent Eugene Milio, deceased. She is personally known to me (yes) or (no) or produced -N/A- as identification.

My Commission Expires: 11/14/17

Janette Quintero
NOTARY PUBLIC
Janette Quintero
Printed Name of Notary



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