



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/28/2016

Property Information	
Folio:	03-4105-050-2840
Property Address:	3735 SW 8 ST Coral Gables, FL 33134-3158
Owner	GURKIN LLC
Mailing Address	8762 SW 61 AVE MIAMI, FL 33143 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 13 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	16,129 Sq Ft
Lot Size	31,250 Sq.Ft
Year Built	1976



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,287,500	\$1,112,500	\$1,018,750
Building Value	\$869,500	\$807,500	\$327,730
XF Value	\$0	\$0	\$0
Market Value	\$2,157,000	\$1,920,000	\$1,346,480
Assessed Value	\$2,112,000	\$1,920,000	\$1,346,480

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$45,000		

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

Short Legal Description
5 54 41 PB 10-12
CORAL GABLES FLAGLER STREET SEC
LOTS 10 THRU 14 & LOTS 34 TO 40
INC & E1/2 OF LOT 41 BLK 22
LOT SIZE IRREGULAR

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,112,000	\$1,920,000	\$1,346,480
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,157,000	\$1,920,000	\$1,346,480
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,112,000	\$1,920,000	\$1,346,480
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,112,000	\$1,920,000	\$1,346,480

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/11/2014	\$2,400,000	29192-1288	Qual by exam of deed
12/01/1976	\$104,000	00000-00000	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/info/disclaimer.asp>

Version

CITY'S

EXHIBIT



3735 SW 8 St

3735 SW 8 St

<u>Owner (Registered Agent)</u> Gurkin, LLC c/o Peter B. Cagle Registered Agent 8762 SW 61 Ave Miami, FL 33143-8133	<u>Owner</u> Gurkin, LLC 525 NW 72 Ave Miami, FL 33126-5858
<u>Mortgagee</u> Symetra Life Insurance Company Mortgage Loan Department P.O. Box 84066 Seattle, WA 98124-8466	<u>Mortgagee</u> Symetra Life Insurance Company 777 108th Ave NE #1200 Bellevue, WA 98004-5135

3rd
REPORT

R&D ENGINEERS

RESEARCH AND DESIGN ENGINEERS
13400 SW 134th Ave, Unit #1, Miami, FL 33186
t: 786-223-9479

September 28, 2016

Coral Gables, Building Department
405 Biltmore Way
Coral Gables, FL. 33134

Re: Building Structural Recertification at 3735 SW 8th St., Coral Gables, FL 33134
(Building #2)

Dear Building Official:

This letter is to inform you that I, Wayne Sutherland; hereby certify that the building at the address referenced above, is structurally safe for its intended use.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible"

Please feel free to contact me if you have any questions or need additional information.

Wayne Sutherland, P.E.
FL #: PE44353



CITY'S

EXHIBIT

2



j. Additions to original structure:	None

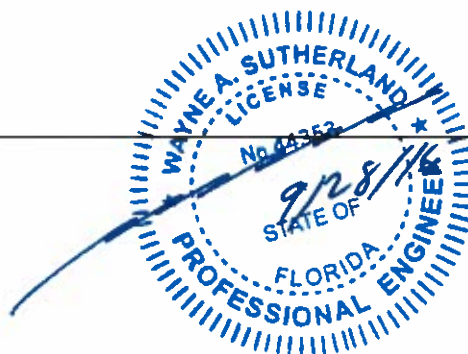
2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant)
1. Bulging , None of significance
2. Settlement , none noted
3. Deflections , None of significance
4. Expansion , none noted
5. Contraction , None of significance
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
None
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
Condition is generally good, no cracking, spalling, peeling or moisture penetration of structural significance
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.
None of significance



e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	
None of significance	
f. Previous patching or repairs	
None noted	
g. Nature of present loading indicate residential, commercial, other estimate magnitude.	
Typical office loading at 2nd and at ground floors (50 psf)	

3. INSPECTIONS	
a.	Date of notice of required inspection
b.	Date(s) of actual inspection 09/20/2016
c.	Name and qualifications of individual submitting report:
Wayne Sutherland, P.E. 44353	
d.	Description of laboratory or other formal testing, if required, rather than manual or visual procedures
None	
e.	Structural repair-note appropriate line:
1.	None required <input checked="" type="checkbox"/>
2.	Required (describe and indicate acceptance)

4. SUPPORTING DATA	
a.	<u>None</u> sheet written data
b.	<u>None</u> photographs
c.	<u>None</u> drawings or sketches



5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:

a. Concrete masonry units **Good**

b. Clay tile or terra cotta units **N/A**

c. Reinforced concrete tie columns **Good**

d. Reinforced concrete tie beams **Good**

e. Lintel **Good**

f. Other type bond beams

g. Masonry finishes -exterior

1. Stucco **Good**

2. Veneer **Good**

3. Paint only **Good**

4. Other (describe)

h. Masonry finishes - interior

1. Vapor barrier **Not accessible**

2. Furring and plaster **No plaster (furring not accessible)**

3. Paneling **Good**

4. Paint only **Good**

5. Other (describe)

i. Cracks

1. Location – note beams, columns, other **None of significance**

2. Description

j. Spalling

1. Location – note beams, columns, other **None of Significance**

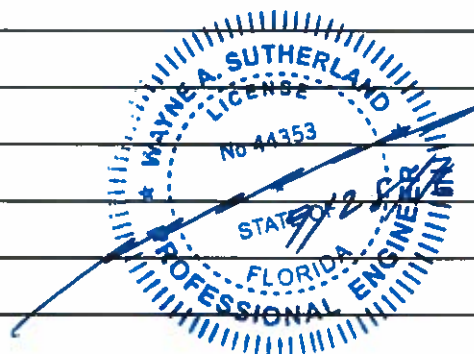
2. Description

k. Rebar corrosion-check appropriate line

1. None visible **X**

2. Minor-patching will suffice

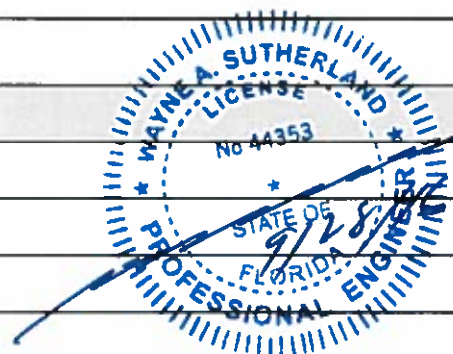
3. Significant-but patching will suffice



4. Significant-structural repairs required	None
I. Samples chipped out for examination in spall areas:	
1.	No <input checked="" type="checkbox"/>
2.	Yes – describe color, texture, aggregate, general quality

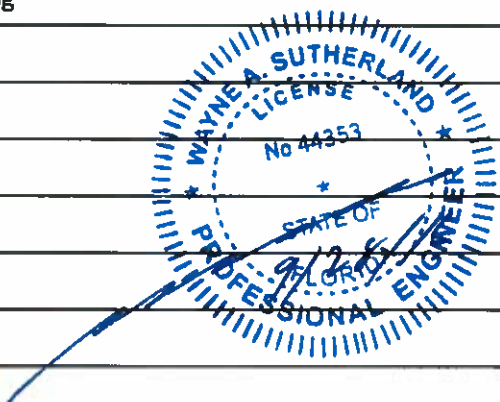
6. FLOOR AND ROOF SYSTEM	
a. Roof	
1. Describe (flat, slope, type roofing, type roof deck, condition)	Flat, Built-up, on concrete slab, condition is good
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:	A.C units, condition of support is good
3. Note types of drains and scuppers and condition:	Gutters, condition is good
b. Floor system(s)	
1. Describe (type of system framing, material, spans, condition)	Concrete slab, condition is good
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
	None

7. STEEL FRAMING SYSTEM	
a. Description	None



b. Exposed Steel- describe condition of paint and degree of corrosion
None visible
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
No significant cracks or spalling
d. Elevator sheave beams and connections, and machine floor beams – note condition:
None

8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system	
	CBSwalls, Concrete Columns, Slabs & Beams
b. Cracking	
1. Not significant	X
2. Location and description of members affected and type cracking	
c. General condition	Good
d. Rebar corrosion – check appropriate line	
1. None visible	X
2. Location and description of members affected and type cracking	
3. Significant but patching will suffice	
4. Significant – structural repairs required (describe)	
e. Samples chipped out in spall areas:	
1. No	X
2. Yes, describe color, texture, aggregate, general quality:	

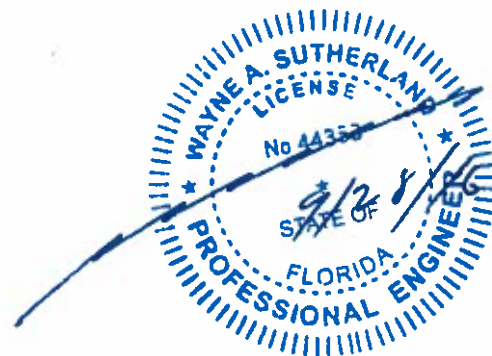


9. WINDOWS	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	
Fixed & Glass store fronts	
b. Anchorage- type and condition of fasteners and latches	Good
c. Sealant – type of condition of perimeter sealant and at mullions:	Fair
d. Interiors seals – type and condition at operable vents	Good
e. General condition:	Good

10. WOOD FRAMING	
a. Type – fully describe if mill construction, light construction, major spans, trusses:	
None	
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:	
c. Joints – note if well fitted and still closed:	N/A
d. Drainage – note accumulations of moisture	None noted
e. Ventilation – note any concealed spaces not ventilated:	None
f. Note any concealed spaces opened for inspection:	None

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015





RESEARCH AND DESIGN ENGINEERS
13400 SW 134th Ave, Unit #1, Miami, FL 33186
t: 786-223-9479

October 12, 2016

Coral Gables, Building Department
405 Biltmore Way
Coral Gables, FL. 33134

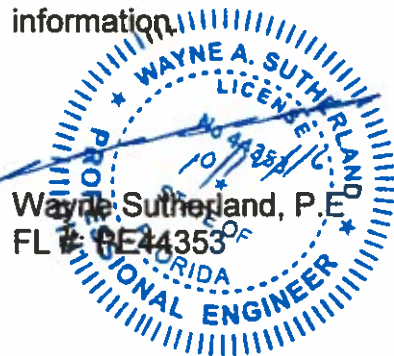
Re: Building Structural Recertification at 3735 SW 8th St., Coral Gables, FL 33134
(Building #2)

Dear Building Official:

This letter is to inform you that I, Wayne Sutherland; hereby certify that the building at the address referenced above, is electrically safe for its intended use.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible"

Please feel free to contact me if you have any questions or need additional information.



Wayne Sutherland, P.E.
FL # 44353

MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

1. ELECTRIC SERVICE

1. Size: Amperage () Fuses (X) Breakers (X)
 2. Phase: Three Phase (200) Single Phase (600)
 3. Condition: Good (X) Fair () Needs Repair ()

Comments: FUSES 3 PHASE ROOFTOP A/C UNITS ONLY. BKRS FOR SINGLE PHASE ALL PANELS

2. METER AND ELECTRIC ROOM

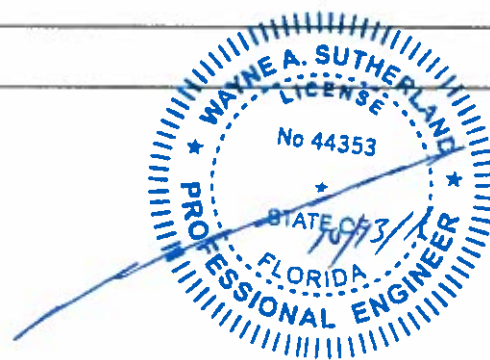
1. Clearances: Good (X) Fair () Requires Correction ()

Comments:

3. GUTTERS

Location: Go od (X) Requires Repair ()
 Taps and Fill: Good (X) Requires Repair ()

Comments:



4. ELECTRICAL PANELS

Location: Good (X) Needs Repair ()

1. Panel #()

Good (X) Needs Repair ()

2. Panel #()

Good (X) Needs Repair ()

3. Panel #()

Good (X) Needs Repair ()

4. Panel #()

Good (X) Needs Repair ()

5. Panel #()

Good (X) Needs Repair ()

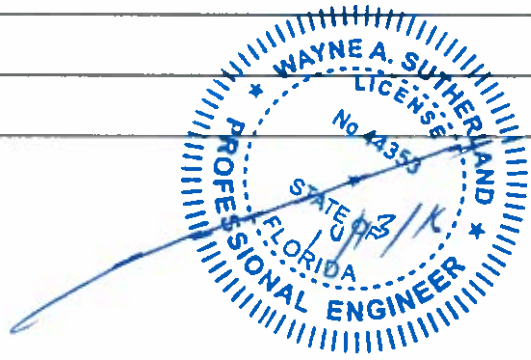
Comments:

5. BRANCH CIRCUITS:

1. Identified: Yes (X) Must be identified ()

2. Conductors: Good (X) Deteriorated () Must be replaced ()

Comments:



6. GROUNDING SERVICE:

Good (X) Repairs Required (X)

Comments:

7. GROUNDING OF EQUIPMENT:

Good (X) Repairs Required ()

Comments:

8. SERVICE CONDUITS/RACEWAYS:

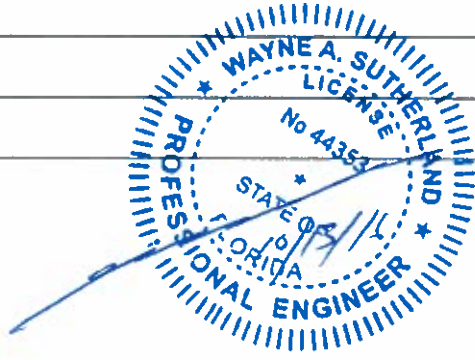
Good (X) Repairs Required ()

Comments:

9. SERVICE CONDUCTOR AND CABLES:

Good (X) Repairs Required ()

Comments:



10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(X)	Repairs Required	()
Conduit PVC:	Good	(X)	Repairs Required	()
NM Cable:	Good	(X)	Repairs Required	()
BX Cable:	Good	(X)	Repairs Required	()

11. FEEDER CONDUCTORS:

Good (X) Repairs Required ()

Comments:

12. EMERGENCY LIGHTING:

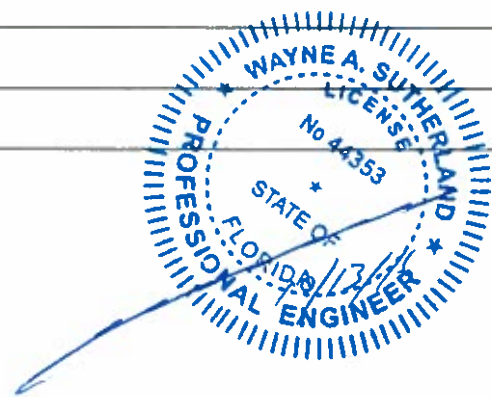
Good (x) Repairs Required ()

Comments:

13. BUILDING EGRESS ILLUMINATION:

Good (X) Repairs Required ()

Comments:



14. FIRE ALARM SYSTEM:

Good () Repairs Required ()

Comments: NO FIRE ALARM SYSTEM

15. SMOKE DETECTORS:

Good () Repairs Required ()

Comments: NO SMPKE DETECTORS

16. EXIT LIGHTS:

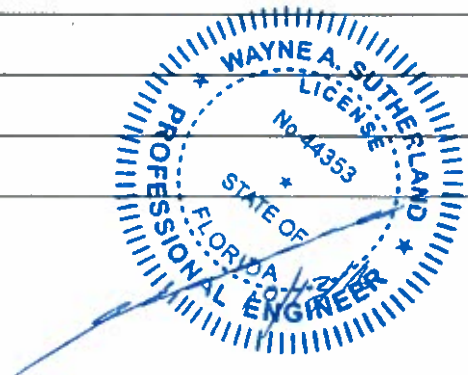
Good (X) Repairs Required ()

Comments:

17. EMERGENCY GENERATOR:

Good () Repairs Required ()

Comments: NO EMERGENCY GENERATOR



18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Go od () Repairs Required ()

Comments: N/A

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Go od () Repairs Required (X)

Comments:

20. SWIMMING POOL WIRING:

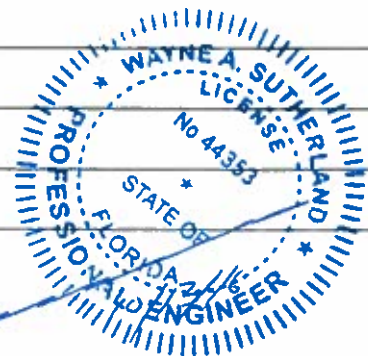
Go od () Repairs Required ()

Comments: NO SWIMMING POOL

21. WIRING TO MECHANICAL EQUIPMENT:

Go od (X) Repairs Required ()

Comments:



2nd
REPORT

R&D ENGINEERS

RESEARCH AND DESIGN ENGINEERS
13400 SW 134th Ave, Unit #1, Miami, FL 33186
t: 786-223-9479

September 28, 2016

Coral Gables, Building Department
405 Biltmore Way
Coral Gables, FL. 33134

Re: Building Structural Recertification at 3735 SW 8th St., Coral Gables, FL 33134
(Building #1)

Dear Building Official:

This letter is to inform you that I, Wayne Sutherland; hereby certify that the building at the address referenced above, is structurally safe for its intended use.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible"

Please feel free to contact me if you have any questions or need additional information.







REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 09/20/2016

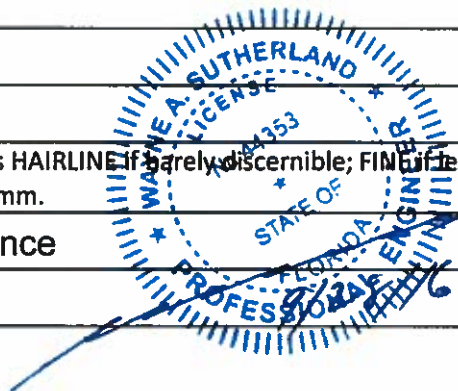
INSPECTION COMPLETED Date: 09/20/2016

INSPECTION MADE BY: Wayne Sutherland
SIGNATURE: [Handwritten Signature]
PRINT NAME: Wayne Sutherland
TITLE: Structural Engineer, PE44355
ADDRESS: 13400 SW 134 Ave, #11 Miami, FL 33186

1. DESCRIPTION OF STRUCTURE
a. Name on Title: Gurkin LLC
b. Street Address: 3735 SW 8th St. CORAL GABLES, FL 33134 (BUILDING #1)
c. Legal Description:
d. Owner's Name: I & P LLC
e. Owner's Mailing Address: 8762 SW 61 Ave, Miami, FL 33143
f. Folio Number of Property on which Building is Located: 03-4105-050-2840
g. Building Code Occupancy Classification: Commercial
h. Present Use: Offices
i. General Description: 1 Sty Commercial building, CBS exterior walls, concrete floor and roof slab, glass storefronts at first floor
Addition Comments:

j. Additions to original structure:	None

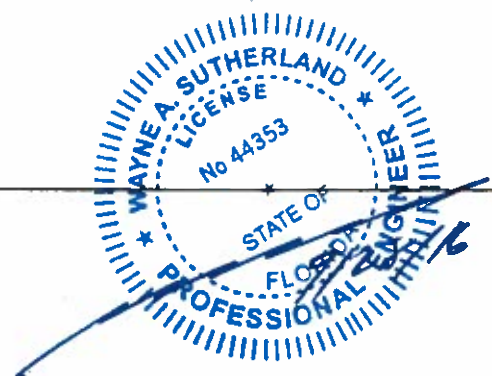
2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant)
1. Bulging , None of significance
2. Settlement , none noted
3. Deflections , None of significance
4. Expansion , none noted
5. Contraction , None of significance
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
None
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
Condition is generally good, no cracking, spalling, peeling or moisture penetration of structural significance
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.
None of significance



e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	None of significance
f. Previous patching or repairs	None noted
g. Nature of present loading indicate residential, commercial, other estimate magnitude.	Typical office loading on ground floors (50 psf)

3. INSPECTIONS	
a. Date of notice of required inspection	
b. Date(s) of actual inspection	09/20/2016
c. Name and qualifications of individual submitting report:	Wayne Sutherland, P.E. 44353
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	None
e. Structural repair-note appropriate line:	
1. None required	X
2. Required (describe and indicate acceptance)	

4. SUPPORTING DATA	
a.	None _____ sheet written data
b.	None _____ photographs
c.	None _____ drawings or sketches



5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:

a. Concrete masonry units **Good**

b. Clay tile or terra cota units **N/A**

c. Reinforced concrete tie columns **Good**

d. Reinforced concrete tie beams **Good**

e. Lintel **Good**

f. Other type bond beams

g. Masonry finishes -exterior

1. Stucco **Good**

2. Veneer **Good**

3. Paint only **Good**

4. Other (describe)

h. Masonry finishes - interior

1. Vapor barrier **Not accessible**

2. Furring and plaster **No plaster (furring not accessible)**

3. Paneling **Good**

4. Paint only **Good**

5. Other (describe)

i. Cracks

1. Location – note beams, columns, other **None of significance**

2. Description

j. Spalling

1. Location – note beams, columns, other **None of Significance**

2. Description

k. Rebar corrosion-check appropriate line

1. None visible **X**

2. Minor-patching will suffice

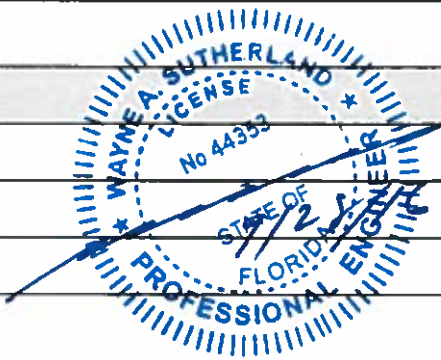
3. Significant-but patching will suffice



4. Significant-structural repairs required	None
I. Samples chipped out for examination in spall areas:	
1.	No <input checked="" type="checkbox"/>
2.	Yes – describe color, texture, aggregate, general quality

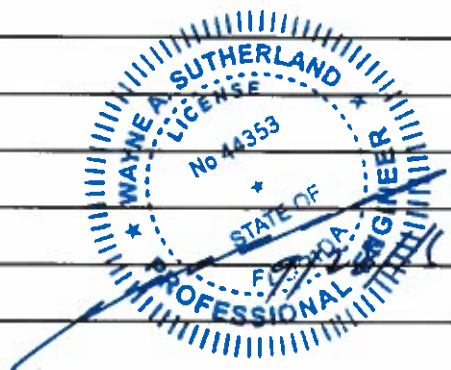
6. FLOOR AND ROOF SYSTEM	
a. Roof	
1. Describe (flat, slope, type roofing, type roof deck, condition)	Concrete slab on grade, condition is good
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:	A.C units, condition of support is good
3. Note types of drains and scuppers and condition:	Gutters, condition is good
b. Floor system(s)	
1. Describe (type of system framing, material, spans, condition)	Concrete slab, condition is good
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
	None

7. STEEL FRAMING SYSTEM	
a. Description	None



b. Exposed Steel- describe condition of paint and degree of corrosion
None visible
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
No significant cracks or spalling
d. Elevator sheave beams and connections, and machine floor beams – note condition:
None

8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system	
	CBSwalls, Concrete Columns, Slabs & Beams
b. Cracking	
1. Not significant	X
2. Location and description of members affected and type cracking	
c. General condition	Good
d. Rebar corrosion – check appropriate line	
1. None visible	X
2. Location and description of members affected and type cracking	
3. Significant but patching will suffice	
4. Significant – structural repairs required (describe)	
e. Samples chipped out in spall areas:	
1. No	X
2. Yes, describe color, texture, aggregate, general quality:	

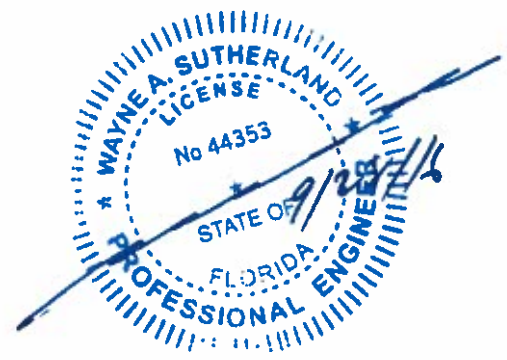


9. WINDOWS	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	
Fixed & Glass store fronts	
b. Anchorage- type and condition of fasteners and latches	Good
c. Sealant – type of condition of perimeter sealant and at mullions:	Fair
d. Interiors seals – type and condition at operable vents	Good
e. General condition:	Good

10. WOOD FRAMING	
a. Type – fully describe if mill construction, light construction, major spans, trusses:	
None	
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:	
c. Joints – note if well fitted and still closed:	N/A
d. Drainage – note accumulations of moisture	None noted
e. Ventilation – note any concealed spaces not ventilated:	None
f. Note any concealed spaces opened for inspection:	None

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015



**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

DATE: 10/13/16

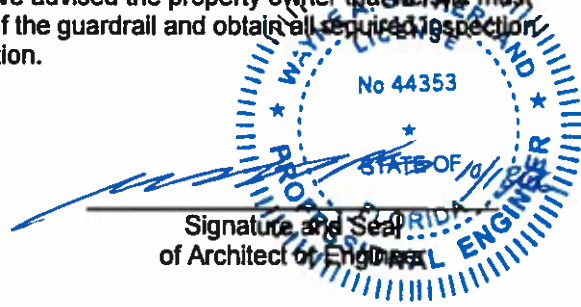
Re: Case No.

Property Address: Bldg. No.: , Sq. Ft.: 3735 SW 8th ST. CORAL GABLES, FL
Building Description: 1 STY. COMMERCIAL BUILDING

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On 10/13, 2016, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that they must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.



Signature and Seal
of Architect or Engineer

WAYNE SUTHERLAND
(Print Name)

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

DATE: 10/13/16

Re: Case No.

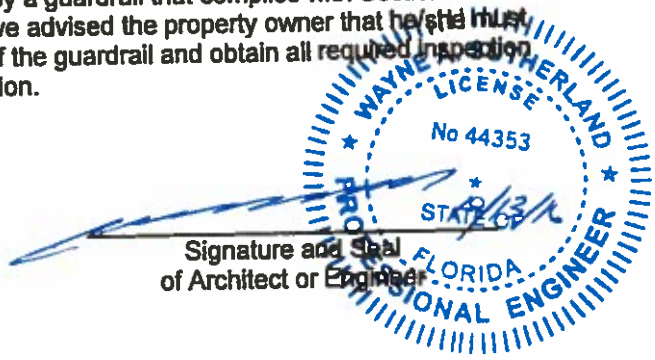
Property Address: Bldg. No.: , Sq. Ft.: 3735 SW 8th ST. CORAL GABLES, FL

Building Description: 2 STY COMMERCIAL BUILDING

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On 10/13, 2016, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.



Signature and Seal
of Architect or Engineer

WAYNE SUTHERLAND
(Print Name)



RESEARCH AND DESIGN ENGINEERS
13400 SW 134th Ave, Unit #1, Miami, FL 33186
t: 786-223-9479

October 12, 2016

Coral Gables, Building Department
405 Biltmore Way
Coral Gables, FL. 33134

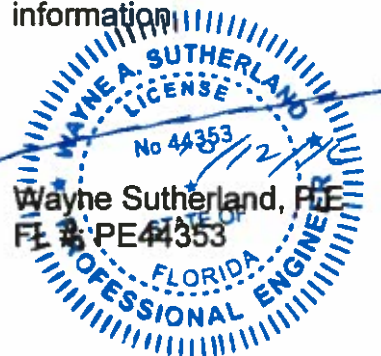
Re: Building Structural Recertification at 3735 SW 8th St., Coral Gables, FL 33134
(Building #1)

Dear Building Official:

This letter is to inform you that I, Wayne Sutherland; hereby certify that the building at the address referenced above, is electrically safe for its intended use.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible"

Please feel free to contact me if you have any questions or need additional information



MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

1. ELECTRIC SERVICE

1. Size: Amperage (400) Fuses () Breakers (X)

2. Phase: Three Phase () Single Phase (X)

3. Condition: Good () Fair (X) Needs Repair ()

Comments:

2. METER AND ELECTRIC ROOM

1. Clearances: Good (X) Fair () Requires Correction ()

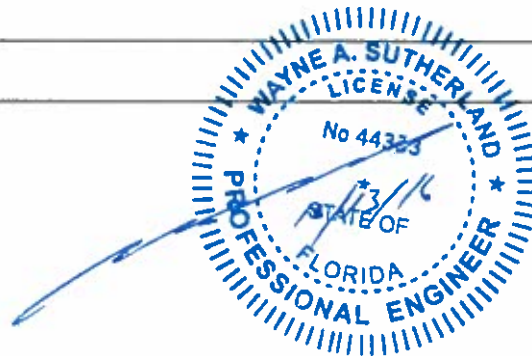
Comments:

3. GUTTERS

Location: Go od (X) Requires Repair ()

Taps and Fill: Good () Requires Repair ()

Comments:



4. ELECTRICAL PANELS

Location: Good (X) Needs Repair ()

1. Panel #()

Good (X) Needs Repair ()

2. Panel #()

Good (X) Needs Repair ()

3. Panel #()

Good (X) Needs Repair ()

4. Panel #()

Good (X) Needs Repair ()

5. Panel #()

Good (X) Needs Repair ()

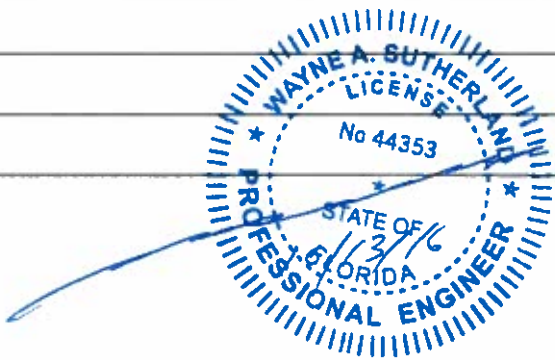
Comments:

5. BRANCH CIRCUITS:

1. Identified: Yes (X) Must be identified ()

2. Conductors: Good (X) Deteriorated () Must be replaced ()

Comments:



6. GROUNDING SERVICE:

Good

()

Repairs Required

(X)

Comments: GUTTER TO Cu H2O PIPE

7. GROUNDING OF EQUIPMENT:

Good

()

Repairs Required

()

Comments: N/A GROUNDING OF EQUIPMENT

8. SERVICE CONDUITS/RACEWAYS:

Good

(X)

Repairs Required

()

Comments:

9. SERVICE CONDUCTOR AND CABLES:

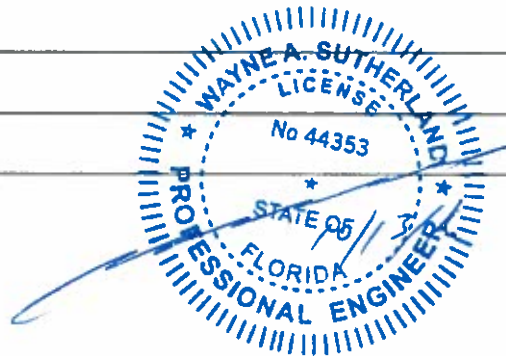
Good

(X)

Repairs Required

()

Comments:



10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(X)	Repairs Required	()
Conduit PVC:	Good	(X)	Repairs Required	()
NM Cable:	Good	(X)	Repairs Required	()
BX Cable:	Good	(X)	Repairs Required	()

11. FEEDER CONDUCTORS:

Good (X) Repairs Required ()

Comments:

12. EMERGENCY LIGHTING:

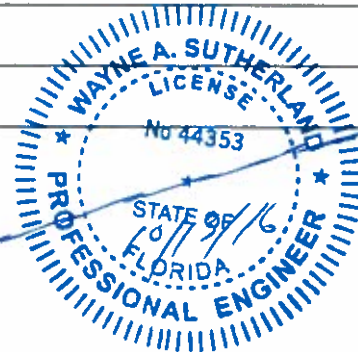
Good (x) Repairs Required ()

Comments:

13. BUILDING EGRESS ILLUMINATION:

Good (X) Repairs Required ()

Comments:



14. FIRE ALARM SYSTEM:

Good () Repairs Required ()

Comments: NO FIRE ALARM SYSTEM

15. SMOKE DETECTORS:

Good () Repairs Required ()

Comments: NO SMPKE DETECTORS

16. EXIT LIGHTS:

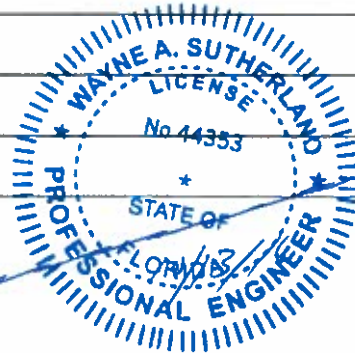
Good (X) Repairs Required ()

Comments:

17. EMERGENCY GENERATOR:

Good () Repairs Required ()

Comments: NO EMERGENCY GENERATOR



18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Go od () Repairs Required ()

Comments: N/A

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Go od () Repairs Required (X)

Comments:

20. SWIMMING POOL WIRING:

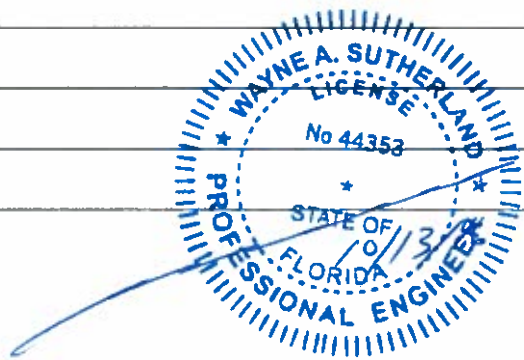
Go od () Repairs Required ()

Comments: NO SWIMMING POOL

21. WIRING TO MECHANICAL EQUIPMENT:

Go od (X) Repairs Required ()

Comments: NO MECHANICAL EQUIPMENT



ORIGINAL

1st
REPORT

ARCBUILDERS + GROUP INC.

7301 Southwest 83 Court, Miami, Florida 33143 Telephone 305.275.6310 Facsimile 305.275.6309
Lic. AAC001931

RE: 03-4105-050-2840

DATE: JULY 29, 2016

OWNER NAME: GURKIN LLC

Property Address: 3735 SW 8 ST, CORAL GABLES, FL BLDG. 2

DATE of INSPECTION FOR PURPOSES OF THIS DOCUMENT: JULY 11, 2016

City of Coral Gables Building Department

Dear Mr. Manuel Z. Lopez, P.E., Building Official:

Based on my evaluation as attached hereto of the aforementioned property, **this building(s) requires both structural and electrical repairs/corrections/alterations for a safe continued use and occupancy as provided for Re-Certification.**

Therefore, on behalf of my client, I am respectfully requesting that this building(s) be *granted Re-certification per Section 8-11(f) of the Code of Miami-Dade County **upon the proper completion of the items as contained herein, our subsequent verification and written notification to your office.**

As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee or warranty for any portion of the structure(s). To the best of my knowledge and ability, this report represents an accurate appraisal of the applicable and present condition of the building(s) based upon the careful evaluation of the observed conditions and documentation as provided by property owner, to the extent reasonably possible. Further it is understood by all parties to include the property owner that the recommendation for *Re-Certification by Arcbuilders and Group, Inc. or the granting of *Re-Certification by the Building Department does not release or indemnify the property owner in any way or form from properly maintaining the subject property safe for continued use and occupancy at all times.

Thank you for your attention to this matter.

Very truly yours,


Rick Hernandez Capote, R.A., A.I.A., AR0013379

President

Dade County Building and Roofing Inspector BN2418

Special Inspector State of Florida No.0976

Additional

Comments: *This report is prepared and is to be submitted to the Building Official as may be required for Re-Certification as referenced above, this report is not intended to be a buyer/seller inspection report nor is it to be used for any other purpose than that specifically stated herein. Arcbuilders and Group, Inc makes no claim as to the validity of any documentation provided by owner and which we rely on for validity. Neither permit nor property history was made available or examined for purposes of this report. This report is not a zoning or code compliance report. The contents of this report is based on applicable areas made accessible at the time of the scheduled inspection, all other areas are excluded. No testing is part of this report. This report is not to be copied, faxed or altered in any way, additionally each page must bear the original signature and seal on each page or all contents is void and null. There is no warranty or guarantee expressed or implied and this document is not transferrable to any person or entity for any purpose. Any repairs/corrections/alterations must be performed in compliance with FBC, NEC and all applicable codes and ordinances. Should any violations or open permits exist all must be corrected prior to granting of Re-Certification. Accordingly the Building Official at his or her discretion or interpretation of the applicable codes may refuse to grant a recommendation of Re-Certification.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION

INSPECTION COMMENCE
DATE: 7/11/16

INSPECTION MADE BY
SIGNATURE: 

INSPECTION COMPLETED
DATE: 7/11/16

PRINT NAME: Rick Hernandez-Capote, R.A., AIA
TITLE: AR 0013379, AAC001931

MUST BE SIGNED AND
SEALED BY ARCHITECT OR
ENGINEER

ADDRESS: 7301 SW 83 Court
Miami-Dade, FL 33143
PHONE: (305) 275-6310
FAX: (305) 275-6309

1. Description of Structure:

- a. Name or Title: GURKIN LLC
- b. Property address: 3735 SW 8 ST., CORAL GABLES, FL BLDG. 2
- c. Legal description: LOTS 10 THRU 14 & LOTS 34 TO 40...
- d. Owner's name: Same as title
- e. Owner's mail address: 8762 SW 61 AVE., MIAMI, FL 33143
- f. Building Official Folio Number: 03-4105-050-2840
- g. Building Code Occupancy Classification: COMMERCIAL
- h. Present use: OFFICE BUILDING
- i. General description, type of construction, size, number of stories, and special features.
CBS, two story, per Dade County Property Appraiser was built 1976, and has 11,049 ASF.
- j. Additions to original structure: **NONE OBSERVED at time of inspection.** No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

2. Present Condition of Structure:

- a. General alignment (note, good, fair, poor, explain if significant)
 - 1. Bulging- GOOD TO FAIR, for age of structure
 - 2. Settlement- GOOD TO FAIR, for age of structure
 - 3. Deflections- GOOD TO FAIR, for age of structure
 - 4. Expansion- GOOD TO FAIR, for age of structure
 - 5. Contraction- GOOD TO FAIR, for age of structure

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other)

PROVIDE ROOF MAINTENANCE AND/OR WARRANTY RECORDS POST ROOF REPLACEMENT IN CIRCA 2009. PROVIDE ANNUAL FIRE DEPARTMENT INSPECTION REPORT CITING NO VIOLATIONS. ALL ROOFTOP EQUIPMENT TO BE PROPERLY VERIFIED/CORRECTED FOR STRAPPING SECURING. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding or for permitting purposes. Additionally, property owner is responsible and liable to continuously maintain property safe for continued use and occupancy.

- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

Surface conditions have normal appearance 50 years +. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- d. Cracks - note location in significant members. Identify crack size as HAIRLINE if barely discernable; FINE if less than 1mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2mm.

Normal condition for age and use of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

Normal condition for age and use of structure. Provide continued observations and inspections for termites and other possible agents that may cause deterioration, due to age of building. Also proactive preventive maintenance should be practiced. No testing for termites, other pest, deteriorating agent, contaminant or other is part of this examination or report. Fumigation to be provided on a regular basis by owner as needed.

- f. Previous patching or repairs

Continue preventative maintenance and repairs as may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- g. Nature of present loading - indicate residential, commercial, other estimate magnitude.

Structural loading remains stable, built 1976.

- h. Availability of original construction drawings - location description

Not at premise, during visual observations.

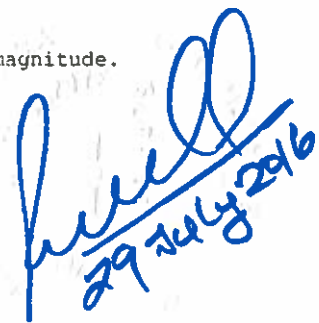
3. Inspections:

- a. Date of notice of required inspection: NOT PROVIDED BY OWNER.
- b. Date(s) of actual inspection: 7/11/16
- c. Name and qualification of individual submitting inspection report: RICARDO HERNANDEZ-CAPOTE

Rick Hernandez-Capote, R.A., AIA AR0013379, AAC001931

- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:

Visual observations conducted at present. This report is a "snapshot" of observed conditions of accessible and applicable components on the day of inspection. No testing is part of this report.



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Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. Owner is to conduct proactive preventive maintenance to include any possible testing that may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. Structural repair - note appropriate line:
 1. None required- ()
 2. Required- (X)- PLEASE REFER TO 2B FOR SUPPORT REPAIR/VERIFICATION DOCUMENTATION PENDING TO BE PROVIDED.
4. Supporting data:
 - a. See this report, sheets written data and hold harmless executed by owner.
 - b. N/A photographs.
 - c. N/A drawings or sketches.
5. Masonry Bearing Walls - indicate good, fair, poor on appropriate lines:
 - a. Concrete masonry units- GOOD TO FAIR, for age of structure.
 - b. Clay tile or terra cotta units- N/A
 - c. Reinforced concrete tie columns- GOOD TO FAIR, for age of structure.
 - d. Reinforced concrete tie beams- GOOD TO FAIR, for age of structure.
 - e. Lintels- GOOD TO FAIR, for age of structure.
 - f. Other type bond beams- GOOD TO FAIR, for age of structure.
 - g. Masonry finishes - exterior:
 1. Stucco- GOOD TO FAIR, for age of structure.
 2. Veneer- GOOD TO FAIR, for age of structure.
 3. Paint only- GOOD TO FAIR, for age of structure.
 4. Other (describe)- N/A
 - h. Masonry finished - interior:
 1. Vapor barrier- Seemingly watertight at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
 2. Furring and plaster- GOOD TO FAIR appearance
 3. Panelling- GOOD TO FAIR appearance
 4. Paint only- GOOD TO FAIR appearance
 5. Other (describe)- N/A
 - i. Cracks:
 1. Location - note beams, columns, other- Exterior bearing walls
 2. Description- Normal age stress cracks.

[Handwritten Signature]
29 July 2016

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- j. Spalling:
 - 1. Location - note beams, columns, other- None observed
 - 2. Description- N/A
- k. Rebar corrosion - check appropriate line:
 - 1. None visible- (✓)
 - 2. Minor - Patching will suffice- N/A
 - 3. Significant - but patching will suffice- N/A
 - 4. Significant - structural repairs required (describe) - N/A
- l. Samples chipped out for examination in spall areas:
 - 1. No- (✓)
 - 2. Yes - describe color texture, aggregate, general quality- N/A

6. Floor and Roof Systems:

- a. Roof:
 - 1. Describe (flat, sloped, type roofing, type roof deck, condition)

PLEASE REFER TO 2B. Flat concrete deck modified bitumen roof with front mansard. No testing is part of this report. Owner is to assure that roof is properly maintained to include proper drainage, preventive measures and upgrades as may be necessary. Age of roof, life expectancy or guarantee of condition is not part of this inspection report. Owner must keep in mind that the average life expectancy of a roof in South Florida can vary by design, age, maintenance and material. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
 - 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:

Central AC equipment at rooftop. **VERIFY/SECURE ALL AIR CONDITIONING UNITS AT ROOFTOP.**
 - 3. Note types of drains and scuppers and condition:

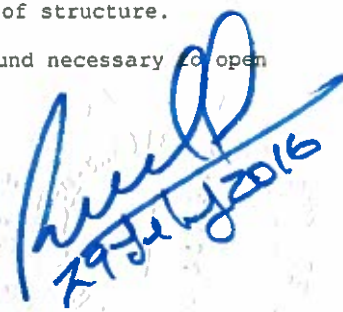
Gutters: FAIR condition for age of structure.
- b. Floor system(s):
 - 1. Describe (type of system framing, material, spans, condition)

Concrete slabs on fill, ground floor: Good to fair condition for age of structure.
- c. Inspection - note exposed areas available for inspection and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

Visual observations conducted of open accessible framing.

7. Steel Framing Systems:

- a. Description: None observed.
- b. Exposed Steel - describe condition of paint and degree of corrosion: N/A
- c. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was remove for inspection.



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Visual observations done of open accessible areas on day of inspection

- d. Elevator sheave beams and connections, and machine floor beams - note condition:
None

A handwritten signature in blue ink is written over a circular embossed seal. The signature appears to be 'Michael J. ...'. The seal is partially obscured by the signature.

8. Concrete Framing Systems:

- a. Full description of structural system
Concrete masonry units (C.M.U.), Concrete tie beams, grade beams, tie columns.
- b. Cracking:
 1. Not significant- Normal age stress cracks.
 2. Location and description of members effected and type cracking - Exterior bearing walls
- c. General condition:
Seemingly stable concrete framing, built 1976. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
- d. Rebar corrosion - check appropriate line:
 1. None visible- (✓)
 2. Minor - Patching will suffice- N/A
 3. Significant but patching will suffice- N/A
 4. Significant - structural repaired (describe)- N/A
- e. Samples chipped out in spall areas:
 1. No- (✓)
 2. Yes - describe color, texture, aggregate, general quality: N/A

9. Windows:

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

STOREFRONT
- b. Anchorage - type and condition of fasteners and latches:

Machine screws and bolts
- c. Sealants - type and condition of perimeter and sealants & at mullions:

FAIR for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
- d. Interior seals - type & condition at operable vents:

FAIR for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
- e. General condition:

FAIR for age of structure, preventative maintenance should continue. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this

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building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. Wood Framing:

a. Type - fully describe if mill construction, light construction, major spans, trusses:

None observed.

b. Note metal fittings i.e., angles, plates, bolts, split rings, pintles, other and note condition:

Suspected toe nailed angles, plates and bolts.

c. Joints - note if well fitted and still closed:

Seemingly well fitted and still closed as visibly observed for age and use of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

d. Drainage - note accumulations of moisture:

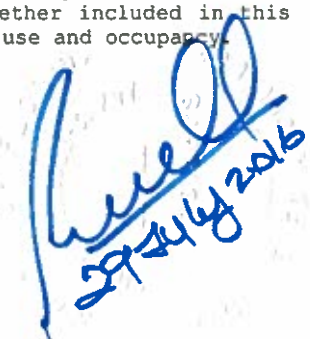
Seemingly watertight at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

e. Ventilation - note any concealed spaces not ventilated:

N/A

f. Note any concealed spaces opened for inspection:

Visual observations conducted of open and visibly accessible spaces.

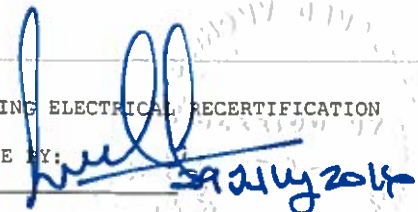


Handwritten signature and date in blue ink: "Muel" and "2/27/16".

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCE
DATE: 7/11/16

INSPECTION MADE BY:
SIGNATURE: 

INSPECTION COMPLETED
DATE: 7/11/16

PRINT NAME: Rick Hernandez-Capote, R.A.
TITLE: AR 0013379, AAC001931

MUST BE SIGNED AND
SEALED BY ARCHITECT OR
ENGINEER

ADDRESS: 7301 SW 83 Court
Miami-Dade, FL 33143
PHONE: (305) 275-6310
FAX: (305) 275-6309

Description of Structure:

- k. Name or Title: GURKIN LLC
- l. Property address: 3735 SW 8 ST., CORAL GABLES, FL BLDG. 2
- m. Legal description: LOTS 10 THRU 14 & LOTS 34 TO 40...
- n. Owner's name: Same as title
- o. Owner's mail address: 8762 SW 61 AVE., MIAMI, FL 33143
- p. Building Official Folio Number: 03-4105-050-2840
- q. Building Code Occupancy Classification: COMMERCIAL
- r. Present use: OFFICE BUILDING
- s. General description, type of construction, size, number of stories, and special features.

CBS, two story, per Dade County Property Appraiser was built 1976, and has 11,049 ASF.

- t. Additions to original structure: **NONE OBSERVED at time of inspection.** No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

- 1. ELECTRICAL SERVICE: Over head service to from FPL, one feeder with three wires approx. 350 mcm in size.
 - a. SIZE: AMPERAGE (100+100+100+100+125); FUSES (); BREAKER (X)
 - b. PHASE: 3 ϕ (); 1 ϕ (X);
 - c. CONDITION: GOOD (); FAIR (); NEED REPAIR/VERIFICATION (X)
 - d. COMMENTS: MASTER ELECTRICIAN TO REPLACE ALL ORIGINAL ELECTRICAL PANELS LOCATED AT COMMON AREAS AND INSIDE TENANT SPACES. DUE TO AGE AND MANUFACTURER, ALL ZINSCO PANELS AND COMPONENTS ARE TO BE REPLACED DUE TO DOCUMENTED SIGNIFICANT LIFE SAFETY CONCERNS. ADDITIONALLY, ALL SERVICE COMPONENTS TO INCLUDE BUT NOT LIMITED TO: ELECTRICAL MAINS, DISCONNECTS, CONDUCTORS, AND ELECTRICAL GROUNDING ARE TO BE VERIFIED AND CORRECTED AS MAY BE NEEDED. MASTER ELECTRICIAN TO: PROVIDE NEW EXIT AND EMERGENCY LIGHTING AT ALL MEANS OF EGRESS, PROVIDE GFIC OUTLETS AT ALL WET AREAS, AND PROPER EXTERIOR TYPE OUTLETS. MASTER ELECTRICIAN TO PROVIDE ADDITIONAL LIGHTING AT PARKING AREAS AND ACCESS THERE TO FOR COMPLIANCE WITH SECTION 8C-3 OF THE MIAMI-DADE COUNTY CODE. LIGHTING IS PARTICULARLY INSUFFICIENT BETWEEN THE TWO BUILDINGS AND AT REAR PORTION OF PARKING LOT. PROVIDE ANNUAL FIRE INSPECTION REPORT FROM THE CITYH OF CORAL GABLES FIRE DEPARTMENT (LESS THAN 12 MONTHS OLD) CITING NO CURRENT VIOLATIONS. As observed at time of inspection based on age of structure. It

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

ANNUAL FIRE INSPECTION REPORT FROM THE CITY OF CORAL GABLES FIRE DEPARTMENT (LESS THAN 12 MONTHS OLD) CITING NO CURRENT VIOLATIONS. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

2. METER AND ELECTRICAL ROOM:

- a. CLEARANCES: GOOD (); FAIR (); CORRECTION/VERIFICATION REQ. (X) **PLEASE REFER TO 1D.**
COMMENTS: Interior type meters.

3. GUTTERS:

- a. LOCATION: LINE
GOOD (); REQUIRES REPAIR/VERIFICATION (X)
- b. LOCATION: LOAD
GOOD (); REQUIRES REPAIR/VERIFICATION (X)
- c. COMMENTS: **PLEASE REFER TO 1D.**
- c. TAPS AND FILL: None observed
GOOD (); REQUIRES REPAIR/VERIFICATION (X) **PLEASE REFER TO 1D.**

4. ELECTRICAL PANELS:

- a. PANEL # (1-5): GOOD (); REQUIRES REPAIR/VERIFICATION (X)
Location: **PLEASE REFER TO 1D.** As observed at each inspected area, breaker panels. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding purposes. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

5. BRANCH CIRCUITS:

- a. IDENTIFIED: YES (); MUST BE IDENTIFIED/VERIFIED (X)
- b. CONDUCTORS: GOOD (); DETERIORATED (); REPLACE/VERIFY (X)
- c. COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

6. GROUNDING OF SERVICE: GOOD (); REQUIRES REPAIR/VERIFICATION (X)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

7. GROUNDING OF EQUIPMENT: GOOD (); REQUIRES REPAIR/VERIFICATION (X)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

8. SERVICE CONDUITS RACEWAYS; CONDITION: GOOD (); REQUIRES REPAIR/VERIFICATION (X)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this

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building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

9. SERVICE CONDUCTOR & CABLES; CONDITION: GOOD (); REQUIRES REPAIR/VERIFICATION (X)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. TYPES OF WIRING METHODS:

CONDUIT RACEWAYS; RIGID:	GOOD (); REQUIRES REPAIR/VERIFICATION (X)
CONDUIT; PVC:	GOOD (); REQUIRES REPAIR ()
NM CABLE:	GOOD (); REQUIRES REPAIR ()
BX CABLE:	GOOD (); REQUIRES REPAIR ()

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

11. FEEDER CONDUCTORS; CONDITION: GOOD (); REQUIRES REPAIR/VERIFICATION (X)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

12. EMERGENCY LIGHTING: GOOD (); REQUIRES REPAIR/VERIFICATION (X)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

13. BLDG. EGRESS ILLUMINATION: GOOD (); REQUIRES REPAIR/VERIFICATION (X)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

14. FIRE ALARM SYSTEM: N/A (X); GOOD (); REQUIRES REPAIR ()

COMMENTS: None observed. Authority Having Jurisdiction may determine additional requirements. In the case that the Authority Having Jurisdiction makes this a requirement, it is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

15. SMOKE DETECTORS: N/A (X); GOOD (); REQUIRES REPAIR ()

COMMENTS: None observed. Property owner is responsible and liable to provide continued testing, maintenance and upgrades as may be necessary to assure all smoke detectors are continuously operable. Special care should be taken to assure units and their wiring are neither tampered with nor malfunctioning. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. In addition, property owner is responsible to assure compliance with any requirement, code or ordinance that may require a hardwired carbon monoxide detector.

Handwritten signature and date:
 [Signature]
 29 July 2016

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16. EXIT LIGHTS: GOOD (); REQUIRES REPAIR/VERIFICATION (X)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

17. EMERGENCY GENERATOR: N/A (X); GOOD (); REQUIRES REPAIR ()

COMMENTS: None observed.

18. WIRING IN OPEN OR UNDER COVER PARKING, GARAGE AREAS: GOOD (); ADDITIONAL ILLUMINATION/VERIFICATION REQUIRED (X)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

19. OPEN OR UNDER COVER PARKING SURFACE AND SECURITY LIGHTING: GOOD (); ADDITIONAL ILLUMINATION/VERIFICATION REQUIRED (X)

COMMENTS: **PLEASE REFER TO 1D.** As observed/measured at time of inspection based on age of structure. Property owner is to assure that continued proper security lighting is provided at all times through preventive maintenance, upgrades or whatever means as may be necessary for compliance with section 8c-3 of the Code of Miami-Dade County. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

20. SWIMMING POOL WIRING: N/A (X); GOOD (); REQUIRES REPAIR ()

COMMENTS: N/A.

21. WIRING OF/TO MECHANICAL EQUIPMENT: GOOD (); REQUIRES REPAIR/VERIFICATION (X)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. Any machinery or equipment which is for tenant use is excluded for the purposes of this report.

22. GENERAL ADDITIONAL COMMENTS: THIS REPORT IS NOT FOR BIDDING PURPOSES. Continue with proactive maintenance and provide repairs as may be necessary to maintain property safe for continued use and occupancy. Please note that this report does not include testing of any component, it is based on visual observations of applicable and accessible areas on day of inspection. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

Shane D.
29 July 2016

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CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY

DATE: JULY 29, 2016

Re: Folio No. 03-4105-050-2840
Property Address: 3735 SW 8 ST. BLDG. NO.: 2 SQ FT: 11,049 ASF
Building Description: TWO STORY COMMERCIAL

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On **JULY 14, 2016**, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum N/A foot candle per SF, Minimum N/A foot candle per SF, Minimum to Maximum ratio : , foot candle average per SF.
4. The level of illumination provided in the parking lot(s) **DOES NOT MEET** the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.



29 July 2016

Signature and Seal of Architect or Engineer

RICK L. HERNANDEZ-CAPOTE AIA
LIC. NO. AR20013349
(Print Name)

**REQUEST AND AGREEMENT FOR RE-CERTIFICATION AS PER SECTION 8-11(f) OF THE
CODE OF MIAMI DADE COUNTY**

OWNER NAME: GURKIN LLC
Property Address(es): 3735 SW 8 ST, CORAL GABLES, FL 33134 BLDG. 1 & 2
Property Folio: 03-4105-050-2840
Date of Inspection for Purposes of this Report: JULY 11, 2016

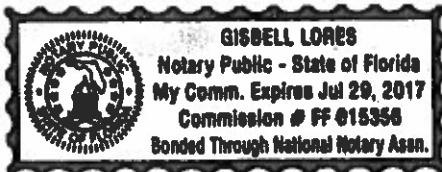
I Shirley Huebner R GFLP as property owner and/or authorized representative of the above referenced property(s) am requesting that Arcbuilders and Group, Inc. (the "company") prepare and submit the required *Minimum Inspection Procedural Guidelines as required for Re-certification as stipulated in Section 8-11 (f) of The Code of Miami Dade County (referred to as "this report") subject to the unconditional release and limitation of liability. I have submitted to Arcbuilders and Group, Inc. documentation in reference to repairs/alterations/corrections which I have performed on the subject property(s) and by doing so take full responsibility for the proper completion of any repairs/corrections/alterations and/or maintenance of the building components. I am responsible to disclose in writing any known defects or violations at the time of inspection or at the time the report is to be prepared and accordingly I am attaching as may be applicable a document in that regard. I understand that Arcbuilders and Group, Inc. relies on the validity of this documentation and is not responsible to verify the validity, quality, means and methods or compliance with applicable laws of the repairs/alterations/corrections performed at the subject building.

I understand that this limited *report being requested from Arcbuilders and Group Inc. is not a guaranty or warranty for any part of this property. Further I hold harmless and indemnify Arcbuilders and Group Inc. its principals, owners and employees from any and all liability arising from the preparation and submission of this report. I acknowledge that this report is prepared and is to be submitted to the Building Official as may be required for Re-Certification as referenced above. This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11(f) of The Code of Miami Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection or this report, only visual observations were conducted of areas and components as made accessible by property owner/representative on the day of inspection. Any repairs/corrections/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. In the event that Arcbuilders and Group Inc, its principals, owners or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, or any other theory of liability, the combined liability of the company and its principals, owners and employees shall be limited to a sum equal to the amount of the fee paid by the client for the original inspection and report. Property owner agrees to have no cause of action against the company and its principals, owners or employees beyond thirty days after the date of this agreement. In the event the property owner fails to prove adverse claims against company or its principals, owners or employees in a court of law, the property owner will pay all legal costs, expenses and fees in defending claim. By submitting this report to the Building Department, property owner accepts full responsibility and liability to continuously verify, correct, repair and maintain all components of this building whether included in this limited inspection report or not. Acceptance and understanding of this agreement are hereby acknowledged.

Shirley Huebner
Print Name and Title
Shirley Huebner
Signature
Date
7-18-16

Subscribed and Sworn before me this 18
day of JULY 2016 by SHIRLEY HUEBNER
who is personally known to me or who has
Produced the following identification:

Notary Public, State of Florida
My Commission expires: JULY 29, 2017



7/18/16

[Signature]



City of Coral Gables
Development Services

OFFICE SET



RC-16-08-6298

3735 SW 8 ST #

Folio #: 03-4105-050-2840

Permit Description: BUILDING RECERTIFICATION

EL _____
ME _____
PL _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>[Signature]</i>	10/14/16
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC SERVICE		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R
R 8/30/16 R 10/14/16

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of or results from these plans.
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES

Special Inspector required for the following:

- Special Inspector for PILING
- Special Inspector for REINFORCED MANSORY
- Special Inspector for _____

Note: Only the marked boxes apply.

RC-16-08-6298





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-11-03-6364	03/21/2011	3735 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	FENCE \$7500	issued	03/21/2011		0.00
AB-11-11-5902	11/17/2011	3735 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN (MIAMI ACCIDENT CLINIC) 150	issued	01/11/2012		0.00
AB-12-02-6678	02/07/2012	3735 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGNS(SKIN BEAUTY SALON & SPA) \$280	final	02/07/2012	10/16/2013	0.00
AB-15-03-3640	03/02/2015	3735 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL* (AKA 3727 & 3725 SW 8ST) PAINT - MANSARD ROOF: NAVAL SW6244 (NAVY BLUE)/ BODY: INTELLECTUAL GRAY SW7045/ ACCENT (COLUMNS): WEB GRAY SW7075 (GRAY)/ WINDOW FRAMES & RAILINGS: BR28 MISSISSIPPI BRONZE (DARK BROWN) \$28000	final	03/02/2015	06/09/2015	0.00
BL-09-08-2349	08/17/2009	3735 SW 8 ST	ROOF / LIGHT WEIGHT CONC	FLAT REROOF \$41,000 GAF MATERIAL, GAF RUBEROID MODIFIED BITUMEN ROOF SYSTEM FOR CONCRETE DECKS	final	08/21/2009	11/23/2009	0.00
BL-11-05-6573	05/19/2011	3735 SW 8 ST	FENCE/GATE/WALL	METAL FENCE W/ CONCRETE COLUMNS & LANDSCAPING, DEMO EXISTING CONCRETE SLAT FENCE \$8900.00	final	07/11/2011	01/09/2012	0.00
BL-12-01-7605	01/27/2012	3735 SW 8 ST	SIGNS	WINDOW SIGNAGE (MIAMI ACCIDENT CLINIC) \$80	stop work	03/21/2012		0.00
BL-14-09-2758	09/18/2014	3735 SW 8 ST	INTERIOR ALTERATION ONLY	** SUITE # 208 ** NO CONSTRUCTION *** CHANGE OF USE - ONLY ****	pending			0.00
CC-13-04-0221	04/03/2013	3735 SW 8 ST	CONCURRENCY INVOICE	CONCURRENCY FEE INCR IN USE	final	04/04/2013	04/04/2013	0.00

CITY'S

EXHIBIT 3

Case No.	Issue Date	Address	Code	Description	Notes	Status	Start Date	End Date	Amount
CE-11-01-4830	01/13/2011	3735 SW 8 ST	CODE ENF WARNING PROCESS	WT8426 SEC 5-1902 (BAN) ATTENTION ATTRACTORS (FLASHING, ROLLING SIGNS) PROHIBITED.	- (SEE CU # 17249)	final	01/13/2011	01/13/2011	0.00
CE-11-01-5373	01/24/2011	3735 SW 8 ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37903 SEC 5-1902 ZC (BAN) ATTENTION ATTRACTORS (FLASHING, ROTATING, ROLLING SIGNS) PROHIBITED.		issued	01/24/2011		0.00
CE-12-02-7832	02/23/2012	3735 SW 8 ST	CODE ENF WARNING PROCESS	WT7310 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE #7082 - ALL WAYS TRAVEL. COURTESY NOTICE SENT 1-12-12		final	02/23/2012	02/23/2012	0.00
CE-12-12-1447	12/27/2012	3735 SW 8 ST	CODE ENF WARNING PROCESS	WT11927 5-1901 (1) ZONING CODE (SNT) MAINTAINING A TEMP. SIGN IN EXCESS OF 250SQ. IN. AND/OR MORE THAN 2 PER STORE, PROHIBITED. (FINGERPRINT)		final	12/27/2012	12/27/2012	0.00
CE-14-05-3719	05/23/2014	3735 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH		final	05/29/2014	05/29/2014	0.00
EL-13-12-2152	12/11/2013	3735 SW 8 ST	STREAMLINED LOW VOLTAGE ALARM PERMIT	STREAMLINED LOW VOLTAGE ALARM PERMIT		stop work	12/11/2013		0.00
ME-08-08-1135	08/27/2008	3735 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE AIR CONDITIONER WITH HEATING UNIT ON THE ROOF \$3,450		final	09/04/2008	09/30/2008	0.00
ME-09-06-3245	06/26/2009	3735 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL AIR CONDITIONER \$2,920		final	06/29/2009	07/01/2009	0.00
ME-10-07-4875	07/22/2010	3735 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGEOUT OF AN EXISTING 3 TON A/C UNIT W/HEATER ON ROOFTOP \$4,000		final	07/23/2010	08/03/2010	0.00
ME-10-08-3786	08/10/2010	3735 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE EXISTING A/C SPLIT UNIT. \$4800.00		final	08/11/2010	08/13/2010	0.00
ME-13-06-0551	06/10/2013	3735 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT REPLACEMENT OF A 3 TON A/C AND HEAT		final	06/11/2013	06/19/2013	0.00
PU-14-06-3032	06/13/2014	3735 SW 8 ST	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 97050576		final	06/13/2014	06/13/2014	0.00
RC-16-08-6298	08/12/2016	3735 SW 8 ST	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION		issued	08/30/2016		600.00

(1976)
 CONSTRUCTION
 REGULATION
 BOARD CASE
 #16-5682 AND
 UNSAFE
 STRUCTURE
 BOARD FEE

ZN-15-04-5255	04/24/2015	3735 SW 8 ST	PAINT / RESURFACE FL / CLEAN	*COMMERCIAL* (AKA 3727 & 3725 SW 8ST) PAINT - MANSARD ROOF: NAVAL SW6244 (NAVY BLUE)/ BODY: INTELLECTUAL GRAY SW7045/ ACCENT (COLUMNS): WEB GRAY SW7075 (GRAY)/ WINDOW FRAMES & RAILINGS: BRZ8 MISSISSIPPI BRONZE (DARK BROWN) \$28000	final	04/27/2015	06/09/2015	0.00
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The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



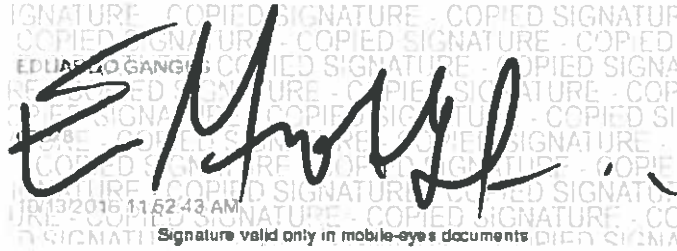
City of Coral Gables
Fire Department
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

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:	Eduardo's jewelry & Watch Repair	Inspection Date:	10/13/2016
Address:	3729-3735 Southwest 8 Street	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Harold Louis 3054605563
Suite:	103	Occ. Sq. Ft.:	600

No violations noted at this time.

Company Representative:


Signature valid only in mobile-eye's documents

EDUARDO GANGES
10/13/2016

Inspector:


Signature valid only in mobile-eye's documents

Harold Louis
10/13/2016

CITY'S

EXHIBIT 4



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:	Dr C Fernandez	Inspection Date:	10/13/2016
Address:	3729-3735 Southwest 8 Street	InspectionType:	No Access
City:	Coral Gables	Inspected By:	Harold Louis 3054605563
Suite:	104	Occ. Sq. Ft.:	950

FL NFPA 01 13
Floor 1

Chapter 1 Administration

1.7.6.1 Right to inspect

The AHJ shall be authorized to inspect, at all reasonable times, any building or premises for dangerous or hazardous conditions or materials as set forth in this Code.

1.7.6.3 Right to inspect.

To the full extent permitted by law, any AHJ engaged in fire prevention and inspection work shall be authorized at all reasonable times to enter and examine any building, structure, marine vessel, vehicle, or premises for the purpose of making fire safety inspections.

A re-inspection will occur on or after 12/28/2016.

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.



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:	Hamilton Realty Inc.	Inspection Date:	9/21/2016
Address:	3729-3735 Southwest 8 Street	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Kyle Durham 305-460-5563
Suite:	105	Occ. Sq. Ft.:	1728

No violations noted at this time.

Company Representative:

joanna varela
58830
9/21/2016 12:24:28 PM
Signature valid only in mobile-eyes documents

Inspector:

joanna varela
9/21/2016
Kyle Durham
58830
9/21/2016 12:24:28 PM
Signature valid only in mobile-eyes documents

Kyle Durham
9/21/2016




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:	Angel Velazquez MD	Inspection Date:	9/21/2016
Address:	3729-3735 Southwest 8 Street	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Kyle Durham 305-460-5563
Suite:	203	Occ. Sq. Ft.:	1000


No violations noted at this time.

Company Representative:

lordes sifontes
58833

Signature valid only in mobile-eye documents

lordes sifontes
9/21/2016

Inspector:

Kyle Durham
58833

9/21/2016 2:34:19 PM
Signature valid only in mobile-eye documents

Kyle Durham
9/21/2016



City of Coral Gables
Fire Department
Fire Prevention Division
2815 Salzado 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:	Carlos L. Trabanco M.D.	Inspection Date:	12/6/2016
Address:	3729-3735 Southwest 8 Street	InspectionType:	Reinspection
City:	Coral Gables	Inspected By:	Terrance J. Daniel 305-441-5776 tdaniel@coralgables.com
Suite:	204	Occ. Sq. Ft.:	600

FL NFPA 01 13
Floor 2

Chapter 1 Administration

1.7.6.1 Right to inspect

OK Violation cleared on 12/6/2016

1.7.6.3 Right to inspect.

OK Violation cleared on 12/6/2016

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 Representative:

Signature valid only in visible area & document

access Granted
12/6/2016



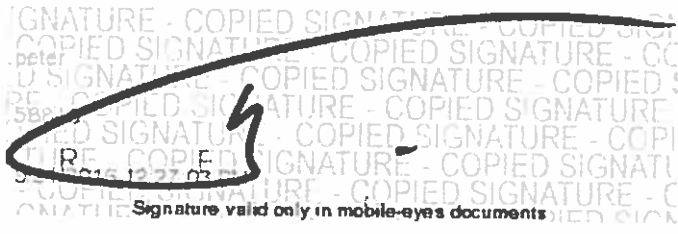
City of Coral Gables
Fire Department
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

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:	FRANCHISE CONSULTING COMPANY	Inspection Date:	9/21/2016
Address:	3729-3735 Southwest 8 Street	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Jeffrey Fabyan 3054605573
Suite:	207	Occ. Sq. Ft.:	150

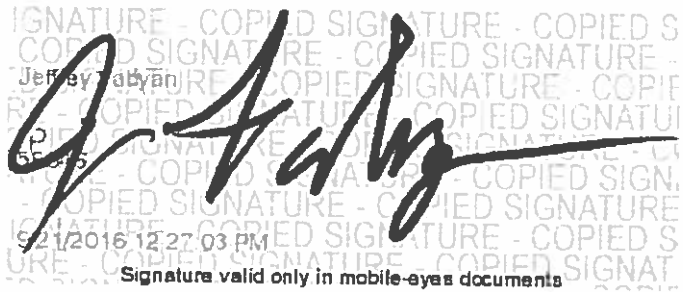
No violations noted at this time.

Company Representative:


Signature valid only in mobile-eye documents

peter
9/21/2016

Inspector:


Signature valid only in mobile-eye documents

Jeffrey Fabyan
9/21/2016



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 6845

GURKIN LLC
C O P T E R C A G L E
8762 SW 61 AVE
MIAMI, FL 33143

RE: 3735 SW 8 ST, CORAL GABLES, FL.
FOLIO # 03-4105-050-2840
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 1976.

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.miamidadegov.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 5

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>																	
<p>1. Article Addressed to: GURKIN LLC C/O PETER CAGLE 8762 SW-61 AVE MIAMI, FL 33143</p>  <p>9590 9402 1194 5246 9263 91</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																	
<p>2. Article Number (Transfer from service label) 91-7108-2133-3932-5938-6845</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																	
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																	
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																	
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise																	
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																	
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																	
<input type="checkbox"/> Insured Mail																		
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																		
PS Form 3811, July 2015 PSN 7530-02-000-9053		2016 Receipt - Domestic Return Receipt																



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

August 30, 2016

Gurkin LLC
8762 S.W. 61st Avenue
Miami, Florida 33143

ADDRESS: 3735 S.W. 8th Street
PROPERTY FOLIO #: 03-4105-050-2840

Dear Property Owner/Manager:

This Department has received the 40-year Building Recertification Report ("Report") you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

Pursuant to said Code, you must complete the repairs one hundred and fifty (150) calendar days from the date of the recertification notice, April 25, 2016. Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter indicating the building is now recommended for recertification.

If you have any questions regarding the specific repairs identified in the Report please contact the original architect/engineer which prepared the Report. If you have further questions contact us at (305) 460-5250.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

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

October 14, 2016

Gurkin LLC
8762 S.W. 61st Avenue
Miami, Florida 33143

ADDRESS: 3735 S.W. 8th Street
PROPERTY FOLIO #: 03-4105-050-2840

Dear Property Owner/Manager:

This Department has received the 40-year Building Recertification Report ("Report") you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

By these means, I am granting you ninety (90) calendar days from the date of this letter to provide the Recertification Report. Please note we will not be able to grant additional extensions; therefore, repairs to comply with the recertification criteria shall take place during these ninety (90) calendar days.

If you have any questions I can be reached at 305-460-5242.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5682

vs.

GURKIN, LLC
c/o Peter B. Cagle
8762 S.W. 61st Avenue
Miami, Florida 33143-8133

Return receipt number:

91 7108 2133 3932 6150 7023

Respondent.

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

Date: January 23, 2017

Re: **3735 S.W. 8th Street**, Coral Gables, Florida 33134-3158 and legally described as Lots 10 thru 14 & Lots 34 to 40 inc & E1/2 of Lot 41, Block 22, of CORAL GABLES FLAGLER STREET SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 12, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4105-050-2840 ("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:

Gurkin, LLC, 525 N.W. 72nd Avenue, Miami, Florida 33126-5858
Symetra Life Insurance Company, Mortgage Loan Department, P.O. Box 84066, Seattle, Washington 98124-8466
Symetra Life Insurance Company, 777 108th Ave NE #1200, Bellevue, Washington 984004-5135



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5682

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 3735 SW 8th Street, ON 1-23-17
AT 10:25 AM.

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 this 23rd day of January, in
the year 20 17, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

3735 SW 8th STREET





CFN 2014R0424779
 OR Bk 29192 Pgs 1288 - 1289; (2pgs)
 RECORDED 06/13/2014 11:24:28
 DEED DOC TAX 14,400.00
 SURTAX 10,800.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:

Alexander P. Almazan, P.A.
 7550 Red Road Suite 208
 Miami, FL 33143
 305-665-6681
 File Number: APA14-0121
 Will Call No.:

Parcel Identification No. 03-4105-050-2840

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 11th day of June, 2014 between Moremart, Inc., a Florida corporation, whose post office address is 1512 Dorado Avenue, Coral Gables, FL 33146 of the County of Miami-Dade, State of Florida, grantor*, and Gurkin, LLC., a Florida Limited Liability Company, whose post office address is 8762 SW 61 Avenue, Miami, FL 33143 of the County of Miami-Dade, State of Florida, grantee*,

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:

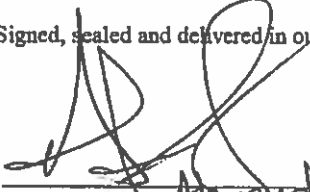
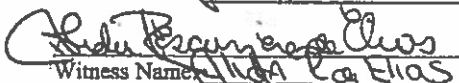
Lots 10 through 14 and Lots 34-40 and the East 1/2 of Lot 41, Block 22, FLAGLER SECTION OF CORAL GABLES, according to the Plat thereof as recorded in Plat Book 10 at Page 12 of the Public Records of Miami-Dade County, Florida.

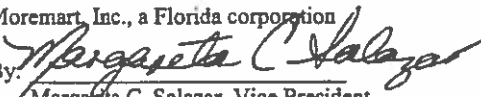
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:


 Witness Name: Alexander P. Almazan

 Witness Name: Lidia Berguina

Moremart, Inc., a Florida corporation
 By: 
 Margarita C. Salazar, Vice President
 1512 Dorado Ave.
 Coral Gables FL 33146

(Corporate Seal)

DoubleTimes

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 11th day of June, 2014 by Margarita C. Salazar, as President of Moremart, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me or has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Alexander P. Almazan

My Commission Expires: _____



DIVISION of
CORPORATIONS
an official State of Florida website

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Detail by Entity Name

Florida Limited Liability Company
GURKIN L.L.C.

Filing Information

Document Number L03000020651
FEI/EIN Number 56-2370776
Date Filed 06/09/2003
State FL
Status ACTIVE

Principal Address

525 NW 72ND AVE
MIAMI, FL 33126

Mailing Address

8762 SW 61 AVE.
MIAMI, FL 33143

Changed: 01/21/2004

Registered Agent Name & Address

CAGLE, PETER B
8762 SW 61 AVE.
MIAMI, FL 33143

Address Changed: 01/21/2004

Authorized Person(s) Detail

Name & Address

Title MGR

LOUIS, GURKIN HPRES
8762 SW 61 AVE .
MIAMI, FL 33143

Annual Reports

Report Year	Filed Date
2015	01/07/2015
2016	01/07/2016
2017	01/06/2017

Document Images

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 MT6 DOC TAX 4,900.00
 INTANG TAX 2,800.00
 HARVEY RIJVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by, Recorded at the Request of
 and After Recording Return To:

Attn: L. B. Day
 Symetra Life Insurance Company
 Mortgage Loan Department
 PO Box 84066
 Seattle, WA 98124-8466

Recording Fee: \$ 154.50
 Documentary Stamps: \$ 4900.00
 Intangible Taxes: \$ 2800.00

MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

THIS MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING (this "Mortgage" or "Security Instrument") is made as of June 10, 2014, by GURKIN L.L.C., a Florida limited liability company ("Borrower"), whose address is 8762 SW 61st Avenue, South Miami, FL 33143-8133, to SYMETRA LIFE INSURANCE COMPANY, a Washington corporation ("Lender"), whose mailing address is Mortgage Loan Department, PO Box 84066, Seattle, WA 98124-8466.

1. **GRANTING CLAUSE:** Borrower irrevocably mortgages, grants, bargains, transfers, and conveys to Lender, for the purpose of securing the obligations described herein, all now existing or hereafter acquired right, title and interest of Borrower in, to, under and derived from the following (all of the following property described in this Section is called the "Property"):

The real property situated in Miami-Dade County, State of Florida:

Lots 10 through 14 and Lots 34 through 40 and the East 1/2 of Lot 41, Block 22, Flagler Section of Coral Gables, according to the Plat thereof, recorded in Plat Book 10, Page 12, of the Public Records of Miami-Dade County, Florida.

Property Address: 3727 - 3735 SW 8th Street, Coral Gables, FL 33134

Tax Folio No. 03-4105-050-2840: (the "Land")

together with all now existing or hereafter acquired right, title and interest of Borrower in and to all buildings, structures, fixtures, additions, extensions and other improvements now or hereafter erected or placed thereon, and all water, water rights and stock, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges, and appurtenances thereunto belonging now or hereafter used or enjoyed with the Land, or any part thereof, and the reversion and reversions, remainder and remainders thereof, and all other estate, property and rights hereinafter described, including without limitation, (a) all land lying in the bed and/or the right of way of any streets, ways, alleys, water courses and roads adjoining the Land, and all access rights and easements pertaining to the Land; (b) all the lands, privileges, water, water rights and stock, air rights, development rights, zoning rights and similar rights, oil and gas rights, royalties, minerals and mineral rights belonging or in any way pertaining to the Land; (c) all fixtures, materials, machinery, fittings and other property now or hereafter attached to or used in the operation of the Land, which shall be deemed part of the real property encumbered hereby and not severable wholly or in part without material injury to the property (including, but not limited to, heating and incinerating apparatus and equipment, boilers, generating equipment, piping and plumbing fixtures, cooling, ventilating, sprinkling and vacuum cleaning systems, fire extinguishing apparatus, carpeling, elevators, escalators, partitions, window shades, blinds, screens, furnishings of public spaces, halls and lobbies, and shrubbery and plants; (d) all existing and future leases, subleases, concessions, licenses, franchises, occupancy



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 MIAMI-DADE COUNTY, FLORIDA
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DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned, Moremart, Inc., a Florida corporation, is the fee simple owner of the following described property situated and being in the City of Coral Gables, Florida:

Lots 10, 11, 12, 13, 14, 34, 35, 36, 37, 38, 39, 40 and the East 1/4 of Lot 41 in Block 22 of FLAGLER STREET SECTION OF CORAL GABLES, according to the Plat thereof as recorded in Plat Book 10 at Page 12 of the Public Records of Miami-Dade County, Florida.

WHEREAS, the undersigned owner desires to utilize said Lots as a single building site, and the undersigned owner does hereby declare and agree as follows:

1. That the above referenced property will not be used in violation of any ordinances of the City of Coral Gables now in effect and hereinafter enacted.
2. That said Lots above described shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

NOW, THEREFORE, for good and valuable consideration, the undersigned does hereby declare that they will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

FURTHER, the undersigned declares that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, their successors and assigns and may only be released by the City of Coral Gables, or its successors, in accordance with the ordinance of said City then in effect.

IN WITNESS WHEREOF, the undersigned has caused their hand and seal to be affixed hereto on the 17 day of June, 2011.

MOREMART, INC., a Florida Corporation

Martilde Almazan
 By: Martilde Almazan, Vice President

WITNESSES

Karyn Kuff
 Witness Signature
Katherine Clark
 Printed Name
Joyce Gort
 Witness Signature
Joyce Gort
 Printed Name

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 17 day of June, 2011 by Martilde Almazan, Vice-President of Moremart, inc., who is personally known to me.

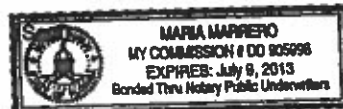
NOTARY PUBLIC

Maria Marrero

MARIA MARRERO

Print Name
 State of Florida at Large

My Commission Expires:



Prepared By:
 Alexander P Almazan P.A.
 7550 Red Road, Suite 208
 Miami, Florida 33143

APPROVED AS TO FORM

[Signature]
 Assistant City Attorney

ⓘ Department of Revenue will be performing maintenance on Jan 7, 2017 from 8AM to 12PM. Annual reports for corporations and LLCs will not be available during that time.

Symetra Life Insurance Company

UBI Number	600115378
Category	INS
Active/Inactive	Active
State Of Incorporation	IA
WA Filing Date	01/27/1957
Expiration Date	
Inactive Date	
Duration	Perpetual



Agent Name

Address

City

State

ZIP



Address	777 106TH AVE NE # 1200
City	BELLEVUE
State	WA
Zip	98004