



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 3/6/2017

Property Information	
Folio:	03-4108-103-0001
Property Address:	119 Menores Ave
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2015	2014
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
MENORES CONDO
8 54 41
CORAL GABLES DOUGLAS SEC PB 25-69
LOT 16 BLK 32
AS DESC IN DEC OR #23938-0001

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

119 Menores Ave

Condominium Association (Registered Agent)

Menores Condominium Association, Inc.
c/o Eduardo A. Pardo-Fernandez
Registered Agent
12360 SW 132 Ct, Ste 108
Miami, FL 33186-6463

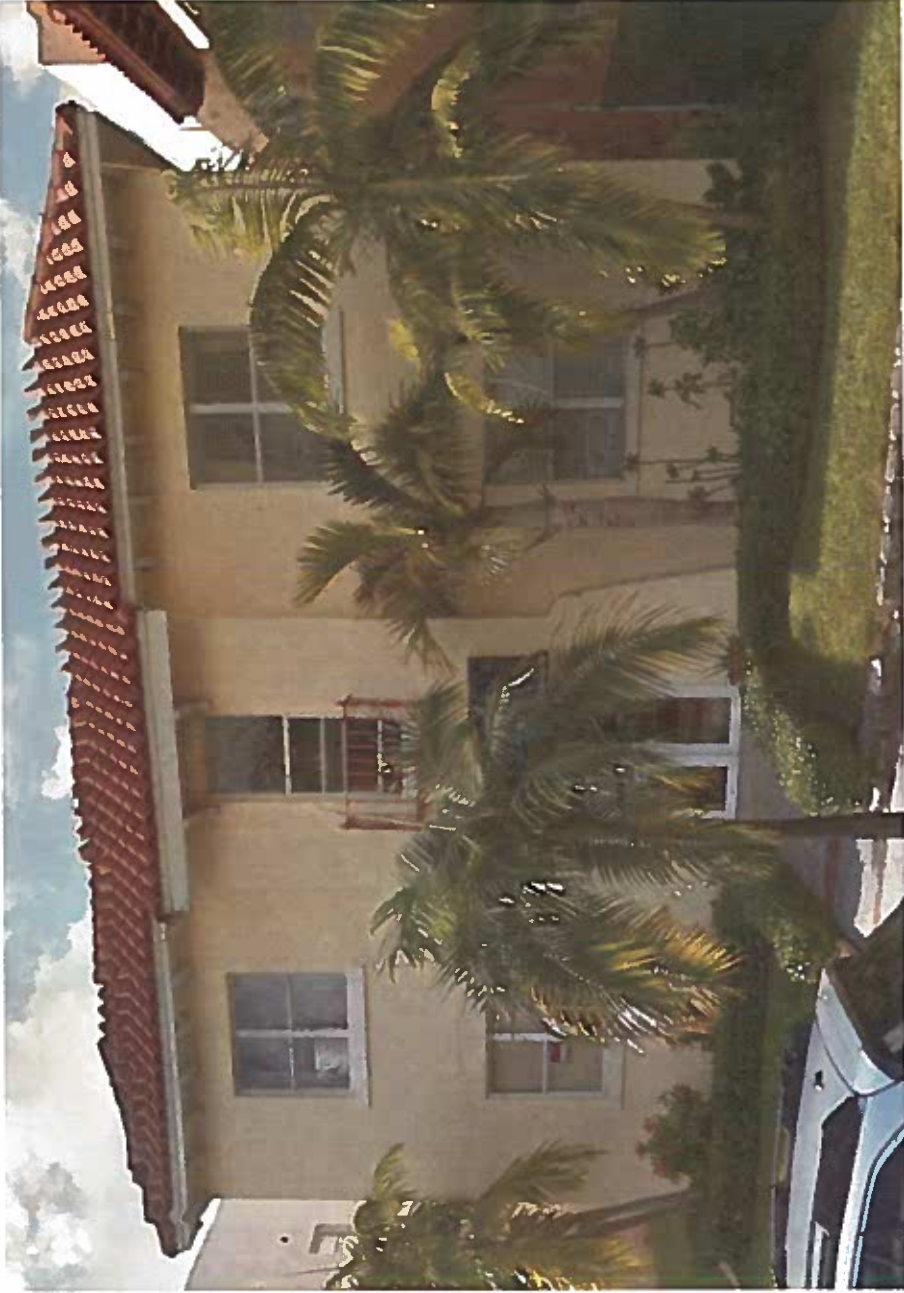


OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/19/2017

Folio	Sub-Division	Owner	Address	
1	03-4108-103-0001 (Reference)	MENORES CONDO	REFERENCE ONLY	Coral Gables
2	03-4108-103-0010	MENORES CONDO	LUIS M SARDINAS	119 MENORES AVE UNIT: 1 Coral Gables
3	03-4108-103-0020	MENORES CONDO	GRACIELA ZALAZAR	119 MENORES AVE UNIT: 1A Coral Gables
4	03-4108-103-0030	MENORES CONDO	SADEMO USA LLC	119 MENORES AVE UNIT: 2 Coral Gables
5	03-4108-103-0040	MENORES CONDO	KAREN V DELGADO	119 MENORES AVE UNIT: 2A Coral Gables
6	03-4108-103-0050	MENORES CONDO	KHALID Z MONROE	119 MENORES AVE UNIT: 3 Coral Gables
7	03-4108-103-0060	MENORES CONDO	HORACIO SA INC	119 MENORES AVE UNIT: 4 Coral Gables
8	03-4108-103-0070	MENORES CONDO	NAWAL LLC	119 MENORES AVE UNIT: 5 Coral Gables
9	03-4108-103-0080	MENORES CONDO	JENNIFER MARIE ROSARIO	119 MENORES AVE UNIT: 6 Coral Gables
10	03-4108-103-0090	MENORES CONDO	NATIONSTAR MORTGAGE LLC C/O FORECLOSURE DEPT	119 MENORES AVE UNIT: 7 Coral Gables
11	03-4108-103-0100	MENORES CONDO	SADEMO USA LLC	119 MENORES AVE UNIT: 7A Coral Gables
12	03-4108-103-0110	MENORES CONDO	J C I R REALTY GROUP LLC	119 MENORES AVE UNIT: 8 Coral Gables
13	03-4108-103-0120	MENORES CONDO	JENNY SIMMS	119 MENORES AVE UNIT: 8A Coral Gables
14	03-4108-103-0130	MENORES CONDO	FONTAINE INVESTMENT GROUP LLC	119 MENORES AVE UNIT: 9 Coral Gables
15	03-4108-103-0140	MENORES CONDO	MAYRA TIBISAY RENGIFO MORA	119 MENORES AVE UNIT: 10 Coral Gables
16	03-4108-103-0150	MENORES CONDO	119 MENORES 11 LLC	119 MENORES AVE UNIT: 11 Coral Gables

17	03-4108-103-0160	MENORES CONDO	SYMPONY INC	119 MENORES AVE UNIT: 12 Coral Gables
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119 Menores Ave

SEE NEXT PAGE

CITY'S

EXHIBIT 2



40 YEAR INSPECTION

September 19, 2016

CORAL GABLES

OWNER: MENORES CONOMINIUM ASSOCIATION, INC.
ADDRESS: 119 MENORES AVE. CORAL GABLES, FL 33134
FOILIO: 03-4108-103-0001

RE: 40 YEAR RECERTIFICATION

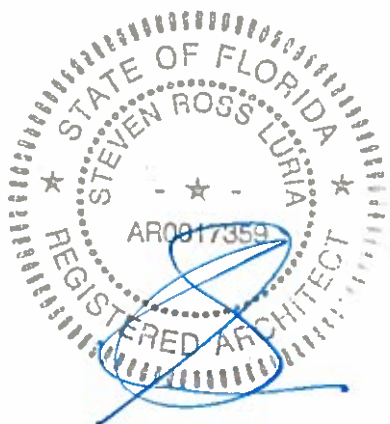
I have inspected the referenced property and prepared the 40 Year Recertification Documents to be submitted on September 20, 2016.

The referenced Building is structurally safe for its use and present Occupancy as per Florida building Code and Miami Dade County Chapter 8C-3 and in accordance with Chapter 61G15-23 of the Florida Administrative code.

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 condition, to the extent reasonably possible.

All questions or comments regarding this property or the submitted 40 Year Recertification report may be directed to me at the address and/or phone number above.

Sincerely,



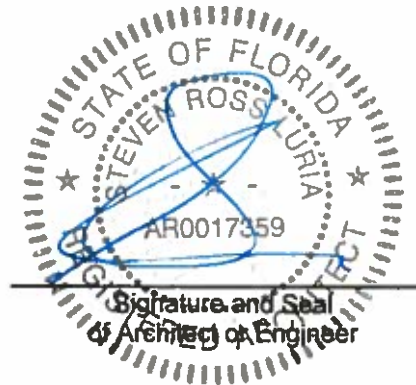
Steven Ross Luria, Architect
AR0017359

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

Date: 9/19/16

RE: Case No.: NOTE: No Parking Lot / Street Parking only
Property Address: 119 Menores Ave. Coral Gables, FL 33134
Building Description: 2 story CBS, Wood Frame FL/RF, 16 units

1. I am a Florida registered professional engineer or architect with an active license.
2. On June 28, 2016, at 9:00 pm, 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) meets / 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.



Steve Luria, RA
(Print Name)

00
09 22 16

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

DATE: September 19, 2016

Re: Case No.

Property Address: Bldg. No.: , Sq. Ft.:

119 Menores Ave. 16 Units of 275 SF each

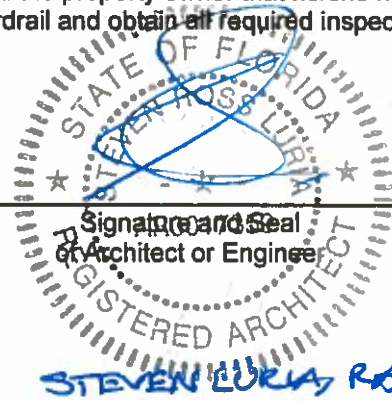
Building
Description:

2 Story CBS with wood frame floors and roof
No on site Parking - Street Parking only.

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On June 28, 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
STEVEN LUKIA, R.A.

(Print Name)



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 6/28/16

INSPECTION MADE BY: STEVEN ROSS LURIA, RA SIGNATURE:

INSPECTION COMPLETED Date: 6/28/16

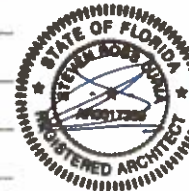
PRINT NAME: STEVEN ROSS LURIA, RA TITLE: ARCHITECT

ADDRESS: 9641 SW 100 AVENUE MIAMI, FL 33176

1. DESCRIPTION OF STRUCTURE

Form with fields for: a. Name on Title, b. Street Address, c. Legal Description, d. Owner's Name, e. Owner's Mailing Address, f. Folio Number, g. Building Code, h. Present Use, i. General Description, and Additional Comments.

Handwritten signature in blue ink



Digitally signed by STEVEN LURIA, RA DN: cn=STEVEN LURIA, RA, o=ROOMSCAPES, INC., ou, email=lurias@comcast.net, c=US Date: 2016.09.19 07:47:23 -04'00'

GENERAL CONSIDERATIONS

SCOPE OF STRUCTURAL INSPECTION

The fundamental purpose of the required inspection and report is to confirm in reasonable fashion that the building or structure under consideration is safe for continued use under the present occupancy. As implied by the title of this document, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgment. In general, unless there is obvious overloading, or significant deterioration of important structure elements there is little need to verify the original design. It is obvious that this has been "time tested" if still offering satisfactory performance. Rather, it is of importance that the effects of time with respect to deterioration of the original construction materials be evaluated. It will rarely be possible to visually examine all concealed construction, nor should such be generally necessary. However, a sufficient number of typical structure members should be examined to permit reasonable conclusions to be drawn.

Visual Examination will, in most cases, be considered adequate when executed systematically. Surface imperfections such as cracks, distortion, sagging, excessive deflections, significant misalignment, signs of leakage, and peeling of finishes should be viewed critically as indications of possible difficulty.

Testing Procedures and quantitative analysis will not generally be required for five (5) structural members or systems except for such cases where visual examination has revealed such need, or where apparent loading conditions may be critical.

Manual Procedures such as chipping small areas of concrete and surface finishes for closer examinations are encouraged in preference to sampling and/or testing where visual examination alone is deemed insufficient. Generally, unfinished areas of buildings such as utility spaces, maintenance areas, stairwells and elevator shafts should be utilized for such purposes. In some cases, to be held to a minimum, ceilings or other construction finishes may have to be opened for selective examination of critical structural elements. In that event, such locations should be carefully located to be least disruptive most easily repaired, and held to a minimum. In an event, a sufficient number of structural members must be examined to afford reasonable assurance that such are representative of the total structure.

Evaluating an existing structure for the effect of time must take in to account two basic considerations: movement of structural components with respect to each other, and deterioration of materials.

With respect to the former, volume change considerations, principally from ambient temperature changes, and possible long time deflections, are likely to be most significant. Foundation movements will frequently be of importance, usually settlement, although upward movement due to expansive soils actually may occur. However, it is infrequent in this area. Older buildings on spread footings may exhibit continual, even recent settlements if founded on deep unconsolidated fine grained or cohesive soils or from subterranean losses or movements from several possible causes.

With very little qualification, such as rather rare chemically reactive conditions, deterioration of building materials can only occur in the presence of moisture, largely to metals and their natural tendency to return to the oxide state in the corrosive process.

In this marine climate, highly aggressive conditions exist year round. For most of the year, outside relative humidity may frequently be about 90% or 95%, while within air-conditioned buildings, relative humidity will normally be about 35% to 60%. Under these conditions moisture vapor pressures ranging from about 1/3 to 1/2 pounds per square inch will exist much of the time. Moisture vapor will migrate to lower pressure areas. Common building materials such as stucco, masonry and even concrete, are permeable even with these slight pressures. Since most of our local construction does not use vapor barriers, condensation will take place within the enclosed walls of the building. As a result, deterioration is most likely adjacent to exterior walls, or wherever else moisture or direct leakage has been permitted to penetrate the building shell.

Structural deterioration will always require repair. The type of repair, however, will depend on the importance of the member in the structural system and degree of deterioration. Cosmetic type repairs may suffice in certain non-sensitive members such as tie beams and columns, provided that the remaining sound material is sufficient for the required function. For members carrying assigned gravity or other loads, cosmetic type repairs will only be permitted if it can be demonstrated by rational analysis that the remaining material, if protected from further deterioration, can still perform its assigned function at acceptable stress levels. Failing that, adequate repairs or reinforcement will be considered mandatory.

Written Reports shall be required attesting to each required inspection. Each such report shall note the location of the structure, description of type of construction, and general magnitude of the structure, the existence of drawings and location thereof, history of the structure to the extent reasonably known, and description of the type and character of the inspection, noting problem areas and recommending repairs, if required to maintain structural integrity.

EVALUATION: Each report shall include a statement to the effect that the building is structurally safe, unsafe, safe with qualifications, or has been deemed safe by restrictive interpretation of such statements. It is suggested that each report also include the following information indicating the actual scope of the report and limits of liability. This paragraph may be used:

"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."

FOUNDATION

If all of the supporting subterranean materials were completely uniform beneath a structure, with no significant variations in grain size, density, moisture content or other mechanical properties; and if dead load pressures were completely uniform, settlements would probably be uniform and of little practical consequence. In the real world, however, neither is likely. Significant deviations from either of these two idealisms are likely to result in unequal vertical movements.

Monolithic masonry, generally incapable of accepting such movements will crack. Such cracks are most likely to occur at corners, and large openings. Since, in most cases, differential shears are involved, cracks will typically be diagonal.

Small movements, in themselves, are most likely to be structurally important only if long term leakage through fine cracks may have resulted in deterioration. In the event of large movements, continuous structural elements such as floor and roof systems must be evaluated for possible fracture or loss of bearing.

Pile foundations are, in general, less likely to exhibit such difficulties. Where such does occur, special investigation will be required.

ROOFING SYSTEMS

Sloping roofs, usually having clay or cement tiles, are of concern in the event that the covered membrane may have deteriorated, or that the tiles may have become loose. Large deflections, if merely resulting from deteriorated rafters or joists will be of greater importance. Valley Flashing, and Base Flashing at roof penetration will also be matters of concern.

Flat roofs with built up membrane roofs will be similarly critical with respect to deflection considerations. Additionally, since roofs will generally be approaching expected life limits at the age when building recertification is required, careful examination is important. Blisters, wrinkling, alligating, and loss of gravel are usually signs of difficulty. Punctures or loss of adhesion of base flashing, coupled with loose counterflashing will also signify possible problems. Wind blown gravel, if excessive, and the possibility of other debris, may result in pounding, which if permitted, may become critical.

MASONRY BEARING WALLS

Random cracking, or if discernible, definitive patterns of cracking, will of course, be of interest. Bulging, sagging, or other signs of misalignment may also indicate related problems in other structural elements. Masonry walls where commonly constructed of either concrete masonry units or scored clay tile, may have been constructed with either reinforced concrete columns tie beams, or lintels.

Steel bar joists are, of course, sensitive to corrosion. Most critical locations will be web member welds, especially near supports, where shear stresses are high possible failure may be sudden, and without warning.

Cold formed steel joists, usually of relatively light gage steel, are likely to be critically sensitive to corrosion, and are highly dependent upon at least normal lateral support to carry designed loads. Bridging and the floor or roof system itself, if in good condition, will serve the purpose.

Wood joists and rafters are most often in difficult from "dry rot", or the presence of termites. The former (a misnomer) is most often prevalent in the presence of sustained moisture or lack of adequate ventilation. A member may usually be deemed in acceptable condition if a sharp pointed tool will penetrate no more than about one eighth of an inch under moderate hand pressure. Sagging floors will most often indicate problem areas. Gypsum roof decks will usually perform satisfactorily except in the presence of moisture. Disintegration of the material and the form-board may result from sustained leakage. Anchorage of the supporting bulb tees against uplift may also be of importance, with significant deterioration. Floor and roof systems of cast in place concrete with self centering reinforcing, such as paper backed mesh and rib-lath, may be critical with respect to corrosion of the unprotected reinforcing. Loss of uplift anchorage on roof decks will also be important if significant deterioration has taken place, in the event that dead loads are otherwise inadequate for that purpose.

STEEL FRAMING SYSTEM

Corrosion, obviously enough, will be the determining factor in the deterioration of structural steel. Most likely suspect areas will be fasteners, welds, and the interface area where bearings are embedded in masonry. Column bases may often be suspect in areas where flooding has been experienced, especially if salt water has been involved.

Thin cracks usually indicate only minor corrosion, requiring minor patching. Extensive spalling may indicate a much more serious condition requiring further investigation.

Of most probable importance will be the vertical and horizontal cracks where masonry units abut tie columns, or other frame elements such as floor slabs. Of interest here is the observation that although the raw materials of which these masonry materials are made may have much the same mechanical properties as the reinforced concrete framing, their actual behavior in the structure, however, is likely to differ with respect to volume change resulting from moisture content, and variations in ambient thermal conditions.

Moisture vapor penetration, sometimes abetted by salt laden aggregate and corroding rebars, will usually be the most common cause of deterioration. Tie columns are rarely structurally sensitive, and a fair amount of deterioration may be tolerated before structural impairment becomes important. Usually, if rebar loss is such that the remaining steel area is still about 0.0075 of the concrete area, structural repair will not be necessary. Cosmetic type repair involving cleaning, and patching to effectively seal the member, may often suffice. A similar approach may not be unreasonable for tie beams, provided they are not also serving as lintels. In that event, a rudimentary analysis of load capability using the remaining actual rebar area, may be required.

FLOOR AND ROOF SYSTEMS

Cast in place reinforced concrete slabs and/or beams and joists may often show problem due to corroding rebars resulting from cracks or merely inadequate protecting cover of concrete. Patching procedures will usually suffice where such damage has not been extensive. Where corrosion and spalling has been extensive in structurally critical areas, competent analysis with respect to remaining structural capacity, relative to actual supported loads, will be necessary. Type and extent of repair will be dependent upon the results of such investigation.

Precast members may present similar deterioration conditions. End support conditions may be important. Adequacy of bearing, indications of end shear problems, and restraint conditions are important, and should be evaluated in at least a few typical locations.

CONCRETE FRAMING SYSTEMS

Concrete deterioration will, in most cases similarly to related to rebar corrosion possibly abetted by the presence of salt-water aggregate or excessively permeable concrete. In this respect, honeycomb areas may contribute adversely to the rate of deterioration. Columns are frequently most suspect. Extensive honeycomb is most prevalent at the base of columns, where fresh concrete was permitted to segregate, dropping into form boxes. This type of problem has been known to be compounded in areas where flooding has occurred, especially involving salt water.

In spall areas, chipping away a few small loose samples of concrete may be very revealing. Especially, since loose material will have to be removed even for cosmetic type repairs, anyway. Fairly reliable quantitative conclusions may be drawn with respect to the quality of the concrete. Even though our cement and local aggregate are essentially derived from the same sources, cement will have a characteristically dark grayish brown color in contrast to the almost white aggregate. A typically white, almost alabaster like coloration will usually indicate reasonably good overall strength. The original gradation of aggregate can be seen through a magnifying glass. Depending upon the structural importance of the specific location, this type of examination may obviate the need for further testing if a value of 2000 psi to 2500 psi is sufficient for required strength, in the event that visual inspection indicates good quality for the factors mentioned.



WINDOWS

Window condition is of considerable importance with respect to two considerations. Continued leakage may have resulted in other adjacent damage and deteriorating anchorage may result in loss of the entire unit in the event of severe wind storms short of hurricane velocity. Perimeter sealant, glazing, seals, and latches should be examined with a view toward deterioration of materials and anchorage of units for inward as well as outward (section) pressures, most importantly in high buildings.

WOOD FRAMING

Older wood framed structures, especially of the industrial type, are of concern in that long term deflections may have opened important joints, even in the absence of deterioration. Corrosion of ferrous fasteners will in most cases be obvious enough. Dry rot must be considered suspect in all sealed areas where ventilation has been inhibited, and at bearings and at fasteners. Here too, penetration with a pointed tool greater than about one eighth inch with moderate hand pressure, will indicate the possibility of further difficulty.

LOADING

It is of importance to note that even in the absence of any observable deterioration, loading conditions must be viewed with caution. Recognizing that there will generally be no need to verify the original design, since it will have already been "time tested", this premise has validity only if loading patterns and conditions remain unchanged. Any material change in type and/or magnitude or loading in older buildings should be viewed as sufficient jurisdiction to examine load carrying capability of the affected structural system.

SCOPE OF ELECTRICAL INSPECTION

The purpose of the required inspection and report is to confirm with reasonable fashion that the building or structure under consideration is safe for continued use under present occupancy. As mentioned before, it is a recommendation procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgment.

ELECTRIC SERVICE

A description of the type of service supplying the building or structure must be provided, stating the size of amperage, if three (3) phase or single (1) phase, and if the system is protected by fuses or breakers. Proper grounding of the service should also be in good standing. The meter and electric rooms should have sufficient clearance for equipment and for the serviceman to perform both work and inspections. Gutters and electrical panels should all be in good condition throughout the entire building or structure.

BRANCH CIRCUITS

Branch circuits in the building must all be identified and an evaluation of the conductors must be performed. There should also exist proper grounding for equipment used in the building, such as an emergency generator, or elevator motor.

CONDUIT RACEWAYS

All types of wiring methods present in the building must be detailed and individually inspected. The evaluation of each type of conduit and cable, if applicable, must be done individually. The conduits in the building should be free from erosion, and checked for considerable dents in the conduits that may be prone to cause a short. The conductors and cables in these conduits should be chafe free, and their currents not over the rated amount.

EMERGENCY LIGHTING

Exit signs lighting and emergency lighting, along with a functional fire alarm system must all be in good working condition.

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Additions to original structure:

NONE

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2. PRESENT CONDITION OF STRUCTURE

a. General alignment (not good, fair, poor, explain if significant)

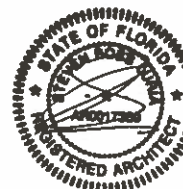
- 1. Bulging NONE
- 2. Settlement MINOR - SOME CRACKS IN NEED OF REPAIR TO AVOID WATER PENTRATION
- 3. Defections MINOR (NOT SIGNIFICANT)
- 4. Expansion EXPANSION CRACKS IN PARAPET AND IN SOME WINDOW LINTELS
- 5. Contraction NONE

b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other)

WINDOW LINTELS, PARAPET, AND IN GENERAL EXTERIOR WALL IN NEED OF REPAIR TO AVOID WATER PENETRATION.

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

STUCCO CRACKS AS PER ABOVE. ALSO SIGNS OF MOISTURE PENETRATION IN ROOF STRUCTURE. RECOMMEND ROOF REPAIR OR REPLACEMENT WITHIN THE NEXT 2 YEARS. MOISURE PENETRATION NOTED THRU PARAPET AND AROUND THRU-WALL AIR CONDITIONERS.



Digitally signed by STEVEN LURIA, RA
DN: cn=STEVEN LURIA, RA, o=ROOMSCAPES, INC., ou, email=lurias@comcast.net, c=US
Date: 2016.09.19 07:47:58 -04'00'

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 in width; WIDE if over 2 mm.

CRACKS IN ELEMENTS LISTED ABOVE ARE GENERALLY HAIRLINE TO MEDIUM. ONE CRACK ABOVE EAST SIDE 1ST FLR WINDOW IS WIDE.

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

OXIDATION OF REINFORCING EVIDENT IN UP TO FOUR LINTELS

PARAPET HAS BOTH HORIZONTAL AND VERTICAL CRACKS IN NEED OF REPAIR.

f. Previous patching or repairs EVIDENT ABOVE WINDOWS AND IN PARAPET

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

RESIDENTIAL LOADING.

3. INSPECTIONS

a. Date of notice of required inspection N/A

b. Date(s) of actual inspection 4/25/16

c. Name and qualifications of individual submitting inspection report: STEVEN ROSS LURIA, RA
REGISTERED ARCHITECT IN STATE OF FLORIDA

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

NONE REQUIRED

e. Structural repair-note appropriate line:

1. None required

2. Required (describe and indicate acceptance) REQUIRED AS PER ITEMS LISTED ABOVE.

4. SUPPORTING DATA

a. NONE sheet written data

b. ATTACHED photographs

c. NONE drawings or sketches:



Digitally signed by STEVEN LURIA, RA
DN: cn=STEVEN LURIA, RA, o=ROOMSCAPES, INC., ou, email=luria@comcast.net, c=US
Date: 2016.09.19 07:48:11 -0400

00.

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

10 22 15

a. Concrete masonry units	FAIR
b. Clay tile or terra cota units	N/A
c. Reinforced concrete tie columns	GOOD
d. Reinforced concrete tie beams	GOOD
e. Lintel	MOST GOOD. SOME POOR AS PER ABOVE.
f. Other type bond beams	GOOD

g. Masonry finishes - exterior	
1. Stucco	FAIR
2. Veneer	N/A
3. Paint only	GOOD
4. Other(describe)	OPENINGS AROUND AIR CONDITIONERS AND PIPE PENETRATIONS IN NEED OF REPAIR

h. Masonry finishes - interior	
1. Vapor barrier	GOOD
2. Furring and plaster	FAIR. HALLWAY PLASTER IN NEED OF REPAIR
3. Paneling	N/A
4. Paint only	GOOD
5. Other (describe)	N/A

i. Cracks:	
1. Location - note beams, columns, other	MASONRY: LINTELS, PARAPET
2. Description	SEE DESCRIPTIONS ABOVE.

j. Spalling:	
1. Location - note beams, columns, other	NONE
2. Description	

k. Rebar corrosion-check appropriate line:	
1. None visible	<input type="checkbox"/>
2. Minor-patching will suffice	<input type="checkbox"/>
3. Significant-but patching will suffice	<input checked="" type="checkbox"/>
4. Significant-structural repairs required	<input type="checkbox"/>



Digitally signed by
 STEVEN LURIA, RA
 DN: cn=STEVEN
 LURIA, RA,
 o=ROOMSCAPES,
 INC., ou,
 email=luria@comcast.n
 et, c=US
 Date: 2015.09.19
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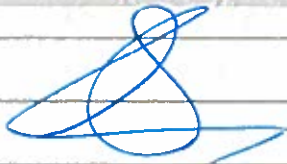
I. Samples chipped out for examination in spall areas:	
1. No. <input checked="" type="checkbox"/>	
2. Yes - describe color, texture, aggregate, general quality <input type="checkbox"/>	

6. FLOOR AND ROOF SYSTEM

a. Roof:
1. Describe (flat, slope, type roofing, type roof deck, condition).
LOW SLOPE WITH BUILT UP MEMBRANE ROOFING ON 1X6 WOOD PLANKS. FAIR CONDITION. RECOMMEND REPAIR (IMMEDIATE) OR REPLACEMENT IN NEXT 2-3 YEARS.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
NONE
3. Note types of drains and scuppers and condition:
LEADER BOX TO DOWNSPOUT. INSTALL BOTTOM HORIZONTAL EXTENSION (MISSING) AND SPLASHBLOCK
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
FLOOR FRAMING IS WOOD - 2X12 @ 16" O.C. & 17 FT SPANS - GOOD CONDITION (BOTH FLOORS)
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
ROOF FRAMING VISIBLE THRU CEILING ACCESS PANEL
1ST FLOOR FRAMING VISIBLE FROM ACCESS OPENINGS. NO DISTRESS OF 2ND FLOOR FRAMING VISIBLE IN FINISHES.

7. STEEL FRAMING SYSTEM

a. Description	
N/A	




Digitally signed by
 STEVEN LURIA, RA
 DN: cn=STEVEN
 LURIA, RA,
 o=ROOMSCAPES,
 INC., ou,
 email=lurias@comcast.
 net, c=US
 Date: 2016.09.19
 07:48:37 -0400

b. Exposed Steel - describe condition of paint & degree of corrosion:

N/A

00
092916

c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection

N/A

d. Elevator sheave beams & connections, and machine floor beams – note condition:

N/A

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system

CONCRETE FOOTINGS AND STEM WALLS IN GOOD CONDITION (MINIMAL SIGNS OF UNEVEN SETTLEMENT)

b. Cracking

1. Not significant

2. Location and description of members affected and type cracking

c. General condition

GOOD

d. Rebar corrosion - check appropriate line:

1. None visible

2. Location and description of members affected and type cracking (4) LINTELS WITH MINOR TO WIDE CRACKING

3. Significant but patching will suffice PATCHING WILL SUFFICE. REBAR CORROSION APPEARS TO BE WITHIN TOLERANCE.

4. Significant - structural repairs required (describe) N/A

e. Samples chipped out in spall areas:

1. No.

2. Yes, describe color, texture, aggregate, general quality:



Digitally signed by STEVEN LURIA, RA DN: cn=STEVEN LURIA, RA, o=ROOMSCAPES, INC., ou, email=luria@comcast.net, c=US Date: 2018.09.19 07:49:02 -0400

9. WINDOWS

- a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
- b. Anchorage – type & condition of fasteners and latches: 1/4" X 2-1/4" TAPCONS.
- c. Sealant – type of condition of perimeter sealant & at mullions: SILICONE SEALANT IN GOOD CONDITION.
- d. Interiors seals – type & condition at operable vents: SILICONE SEALANT IN GOOD CONDITON.
- e. General condition: ALL WINDOWS IN FAIR TO GOOD CONDITION. NO LEAKS.

10. WOOD FRAMING

- a. Type – fully describe if mill construction, light construction, major spans, trusses; LIGHT WOOD UP TO 17FT SPANS
- b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: N/A
- c. Joints – note if well fitted and still closed: WELL FITTED AND CLOSED.
- d. Drainage – note accumulations of moisture: ROOF FRAMING SHOWS SIGNS OF MOISTURE.
- e. Ventilation –note any concealed spaces not ventilated: N/A
- f. Note any concealed spaces opened for inspection: N/A

SD:rs.vc.mb.js rtc1:2/11/2010:40yrtrackingsystem

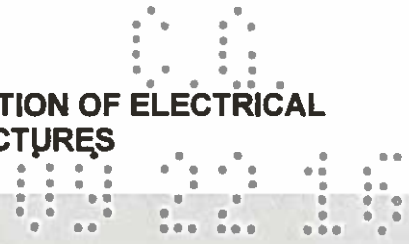
BUILDING IN FAIR CONDITION. FAIRLY WELL MAINTAINED FOR ITS AGE.

RECOMMEND REPAIRS TO EXTERIOR CRACKS TO AVOID FURTHER MOISTURE PENETRATION AND DETERIORATION OF REINFORCING. ROOFING IN CURRENT NEED OF REPAIR AND REPLACEMENT WITHIN THE NEXT 2 TO 3 YEARS.



Digitally signed by
STEVEN LURIA, RA
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LURIA, RA,
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INC., ou,
email=lurias@comcas
t.net, c=US
Date: 2016.09.19
07:49:19 -04'00'

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



2. ELECTRIC SERVICE

1. Size: Amperage (400A) Fuses () Breakers ()
2. Phase: Three Phase () Single Phase ()
3. Condition: Good () Fair () Needs Repair ()

Comments:

METER AND ELECTRIC ROOM

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

Comments: ALL PANELS ARE SURFACE MOUNTED WITH NO OBSTRUCTIONS.

GUTTERS

Location: Good () Requires Repair ()

Comments:



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RA, o=ROOMSCAPES,
INC., ou,
email=lurias@comcast.n
et, c=US
Date: 2016.09.19
08:08:23 -04'00'



ELECTRICAL PANELS

Location: Good () Needs Repair ()

1. Panel #(1-17) LOCATION: FIRST FLOOR HALLWAY

Good () Needs Repair ()

2. Panel #()

Good () Needs Repair ()

3. Panel #()

Good () Needs Repair ()

4. Panel #()

Good () Needs Repair ()

5. Panel #()

Good () Needs Repair ()

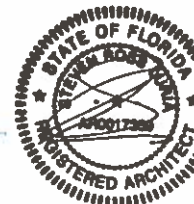
Comments: 16 UNIT PANELS AND ONE HOUSE PANEL. RECENTLY REPLACED IN GOOD CONDITION.

BRANCH CIRCUITS:

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

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

Comments:



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Date: 2016.09.19 08:08:34 -04'00'

GROUNDING SERVICE:

Good

()

Repairs Required

()

Comments:

GROUNDING OF EQUIPMENT:

Good

()

Repairs Required

()

Comments:

SERVICE CONDUITS/RACEWAYS:

Good

()

Repairs Required

()

Comments:

SERVICE CONDUCTOR AND CABLES:

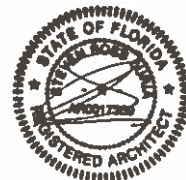
Good

()

Repairs Required

()

Comments:



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Date: 2016.09.19 08:08:45 -0400

TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(<input checked="" type="checkbox"/>)	Repairs Required	(<input type="checkbox"/>)
Conduit PVC:	Good	(<input checked="" type="checkbox"/>)	Repairs Required	(<input type="checkbox"/>)
NM Cable:	Good	(<input checked="" type="checkbox"/>)	Repairs Required	(<input type="checkbox"/>)
BX Cable:	Good	(<input checked="" type="checkbox"/>)	Repairs Required	(<input type="checkbox"/>)

FEEDER CONDUCTORS:

Good () Repairs Required ()

Comments:

EMERGENCY LIGHTING:

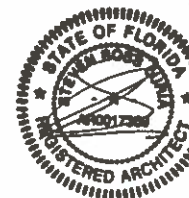
Good () Repairs Required ()

Comments:

BUILDING EGRESS ILLUMINATION:

Good () Repairs Required ()

Comments:



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LURIA, RA,
o=ROOMSCAPES.
INC, ou,
email=lurias@comcast.
net, c=US
Date: 2016.09.19
08:08:57 -04'00'



FIRE ALARM SYSTEM:

Good

()

Repairs Required

()

Comments:

Empty comment box for Fire Alarm System.

SMOKE DETECTORS:

Good

()

Repairs Required

()

Comments:

ADD SMOKE DETECTORS TO ALL UNITS. ONE REQUIRED IN BEDROOM, ONE JUST OUTSIDE BEDROOM DOOR.
ALL SMOKE DETECTORS TO BE INTERCONNECTED.

EXIT LIGHTS:

Good

()

Repairs Required

()

Comments:

Empty comment box for Exit Lights.

EMERGENCY GENERATOR:

Good

()

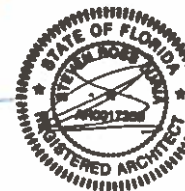
Repairs Required

()

Comments:

NOT APPLICABLE

Empty comment box for Emergency Generator.



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DN: cn=STEVEN LURIA, RA, o=ROOMSCAPES, INC., ou, email=lurias@comcast.net, c=US
Date: 2016.09.19 08:09:08 -04'00'

0.0.

WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Good ()

Illumination ()

Comments: NOT APPLICABLE. STREET PARKING ONLY.

OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Good ()

Illumination ()

Comments: SEE ATTACHED ILLUMINATION REPORT. NO PARKING AREA. STREET PARKING ONLY.

SWIMMING POOL WIRING:

Good ()

Repairs Required ()

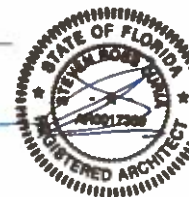
Comments: N/A

WIRING TO MECHANICAL EQUIPMENT:

Good ()

Repairs Required ()

Comments:



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DN: cn=STEVEN LURIA, RA, o=ROOMSCAPES, INC., ou, email=luria@comcast.net, c=US
Date: 2016.09.19 08:09:20 -04'00'

**40 YEAR INSPECTION - STRUCTURAL
ATTACHEMENTS TO REPORT PREPARED FOR 119 MENORES AVENUE, CORAL GABLES, FL**



1 SOUTH (FRONT) ELEVATION



2 NORTH (REAR) ELEVATION



3. WEST SIDE ELEVATION



4. EXPANSION CRACK ABOVE WINDOW



ATTACHEMENTS TO REPORT PREPARED FOR 119 MENORES AVENUE



5. AIR CONDITIONING INSTALLATION



6. PENETRATION OPENINGS @ WH



7. PARAPET CRACKS (REAR)



8 FIRST FLOOR FRAMING (EAST SIDE)



9. ROOF FRAMING
PAGE 2 OF 3



10. ROOF FRAMING



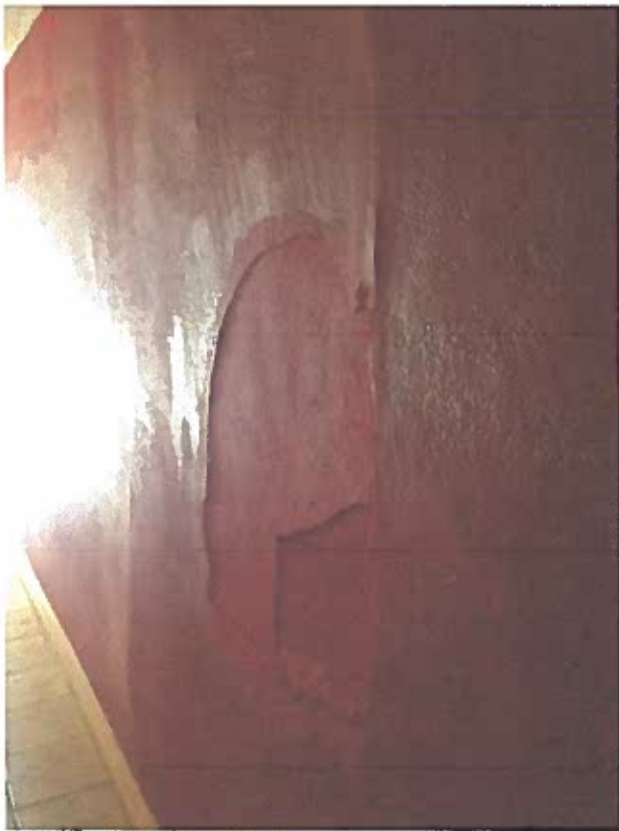
ATTACHEMENTS TO REPORT PREPARED FOR 1752 NW 1 STREET



11. FIRE ALARM SYSTEM



12. ELECTRICAL 1ST FLOOR



13. 2ND FLOOR HALLWAY



City of Coral Gables
Development Services

OFFICE SET



RC-16-09-6221

119 MENORES AVE # COMMON AREAS

Folio #: 03-4108-009-3340

Permit Description: BUILDING RECERTIFICATION (1926)

EL _____
ME _____
PL _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>[Signature]</i>	9/21/16
<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"/>		
<input type="checkbox"/> OWNER BUILDER		

19-22-16

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-16-09-6221





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
BL-08-02-0223	02/06/2008	119 MENORES AVE	ROOF / LIGHT WEIGHT CONC	REPAIR FLAT ROOF \$5,000	final	02/06/2008	02/21/2008	0.00
BL-08-03-1247	03/28/2008	119 MENORES AVE	MISCELLANEOUS WORK	REPAIR CEILING \$641	final	04/01/2008	09/26/2008	0.00
BL-11-04-6480	04/19/2011	119 MENORES AVE	MISCELLANEOUS WORK	REMOVE & REPLACE MOLD INFECTING DRYWALL \$2,000	final	04/26/2011	06/21/2011	0.00
BL-14-05-2445	05/06/2014	119 MENORES AVE	INTERIOR ALTERATION ONLY	DF & FINE COMM INTERIOR ALTERATION (BATHROOM & KITCHEN) AND TILE THROUGHOUT \$4,000	final	05/12/2014	08/18/2014	0.00
BL-14-08-2561	08/11/2014	119 MENORES AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOM) \$1,700	final	09/04/2014	10/29/2014	0.00
CE-11-04-5803	04/11/2011	119 MENORES AVE	CODE ENF WARNING PROCESS	WT00702 CH.3-208 ZONING CODE (INT) @ 2:30PM DOING INTERIOR CONSTRUCTION, ALTERATIONS AND/OR REPAIRS WITHOUT NECESSARY APPROVAL AND PERMIT(S).	final	04/11/2011	04/11/2011	0.00
CE-11-08-6388	08/16/2011	119 MENORES AVE	CODE ENF WARNING PROCESS	WT6470 SEC 54-153 CITY CODE (DAY) TRASH ON RIGHT OF WAY 3 DAYS PRIOR TO SCHEDULED PICK UP. MUST REMOVE.	final	08/16/2011	08/16/2011	0.00
CE-11-08-6389	08/16/2011	119 MENORES AVE	CODE ENF WARNING PROCESS	WT6471 SEC 54-154 CITY CODE (DOP) TRASH ON RIGHT OF WAY ABUTTING 1505 PONCE. MUST REMOVE.	final	08/16/2011	08/16/2011	0.00
CE-11-08-6575	08/18/2011	119 MENORES AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T44858 SEC 54-153 CITY CODE (DAY) TRASH ON R/W DAY BEFORE SCHEDULED PICK UP PRIOR TO 6:00 PM. WARNING ISSUED 8/16/11	issued	08/18/2011		208.75
CE-11-08-6576	08/18/2011	119 MENORES AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	***VOID - NO SERVICE ON TICKET - NO AFFIDAVIT, NO SIGNATURE & NOT DELIVERED AS PER LEGAL DEPT. ***** T44859 SEC 54-154 CITY CODE (DOP) PLACED TRASH IN RIGHT OF WAY ACROSS THE STREET. WARNING ISSUED 8-16-11.	canceled	08/18/2011	03/19/2013	0.00
CE-12-02-6862	02/09/2012	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/10/2012	02/10/2012	0.00
CE-12-04-8675	04/19/2012	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/25/2012	04/25/2012	0.00

CITY'S

EXHIBIT

3

CE-12-07-0344	07/06/2012	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/10/2012	07/10/2012	0.00
CE-12-10-0972	10/15/2012	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/26/2012	10/26/2012	0.00
CE-13-06-1384	06/20/2013	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	06/21/2013	06/21/2013	0.00
CE-13-09-0682	09/13/2013	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/25/2013	11/25/2013	0.00
CE-13-12-2843	12/21/2013	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/26/2013	12/26/2013	0.00
CE-14-02-2583	02/19/2014	119 MENORES AVE	CODE ENF LIEN SEARCH	LIENS SEARCH	final	02/21/2014	02/21/2014	0.00
CE-14-03-3254	03/25/2014	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	pending			145.00
CE-14-03-3255	03/25/2014	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/31/2014	03/31/2014	0.00
CE-14-03-3262	03/25/2014	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/31/2014	03/31/2014	0.00
CE-14-05-3684	05/22/2014	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/29/2014	05/29/2014	0.00
CE-14-06-3501	06/20/2014	119 MENORES AVE	CODE ENF WARNING PROCESS	REMOVED RED TAG - ALL PERMITS PULLED	final	06/20/2014	06/20/2014	0.00
CE-14-07-3878	07/25/2014	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/29/2014	07/29/2014	0.00
CE-14-09-3128	09/24/2014	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/08/2014	10/08/2014	0.00
CE-15-02-0772	02/17/2015	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SAERCH	final	02/24/2015	02/24/2015	0.00
CE-15-03-4596	03/17/2015	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/30/2015	03/30/2015	0.00
CE-15-07-4499	07/06/2015	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/10/2015	07/10/2015	0.00
CE-15-08-5226	08/26/2015	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/31/2015	08/31/2015	0.00
CE-15-10-4954	10/13/2015	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/16/2015	10/16/2015	0.00
CE-15-11-5833	11/17/2015	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/24/2015	11/24/2015	0.00
CE-15-12-6087	12/31/2015	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/06/2016	01/06/2016	0.00
CE-16-05-7325	05/24/2016	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/01/2016	06/01/2016	0.00
CE-16-05-7642	05/31/2016	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/06/2016	06/06/2016	0.00
CE-16-06-7668	06/23/2016	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/27/2016	06/27/2016	0.00
CE-16-11-6896	11/09/2016	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/16/2016	11/16/2016	0.00

CE-16-12-6995	12/16/2016	119 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/19/2016	12/19/2016	0.00
EL-14-05-2457	05/07/2014	119 MENORES AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL FOR KITCHEN REMODEL AND BATH-6 SPECIAL OUTLETS;3 LIGHT SOCKETS AND8 ROUGH IN OUTLETS AND 100 AMP PANEL	final	06/06/2014	08/07/2014	0.00
EL-14-08-2095	08/04/2014	119 MENORES AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	CANCELLATION***KITCHEN AND BATH ELECTRICAL WIRING \$1,800	canceled		10/29/2014	0.00
EL-14-08-2722	08/13/2014	119 MENORES AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN) 1 LIGHT SOCKETS AND 3 SPECIAL OUTLETS	final	09/09/2014	10/21/2014	0.00
EL-17-02-0491	02/09/2017	119 MENORES AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	OUTLET FOR WATER HEATER \$600	final	02/10/2017	03/16/2017	0.00
PL-11-05-5480	05/04/2011	119 MENORES AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR REMOVE & REPLACE MOLD INFECTING DRYWALL	final	05/05/2011	05/25/2011	0.00
PL-14-06-2072	06/02/2014	119 MENORES AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING FOR INTERIOR REMODEL APT 5	final	06/06/2014	08/13/2014	0.00
PL-14-08-2797	08/13/2014	119 MENORES AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR RENOVATIONS (KITCHEN) APT #1	final	09/12/2014	10/22/2014	0.00
RC-17-03-1439	03/08/2017	119 MENORES AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1926) CONSTRUCTION REGULATION BOARD CASE #17-5892 UNSAFE STRUCTURES FEE	approved			980.63

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: 119 Menores Ave. Condominium -16 units	Inspection Date: 4/22/2016
Address: 119 Menores Avenue	InspectionType: AA-Tactical, Apartment / Condo
City: Coral Gables	Inspected By: Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:	Occ. Sq. Ft.: 0

No violations noted at this time.

Company Representative:

No Signature
4/22/2016 2:39:17 PM
Signature valid only in mobile-eyes documents

Inspector:

No Signature
4/22/2016
Leonard Veight
Signature valid only in mobile-eyes documents

Leonard Veight
4/22/2016

CITY'S

EXHIBIT 4



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3931 9002 6701

MINORES CONDOMINIUM ASSOCIATION INC
C/O EDUARDO A PARDO-FERNANDEZ
12360 SW 132 CT, SUITE 108
MIAMI, FL 33186

RE: 119 MENORES AVE, CORAL GABLES, FL
FOLIO # 03-4108-103-0001
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1926.

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

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

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

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

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

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S Composite

EXHIBIT 5.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
MENDOZES CONDOMINIUM ASSOCIATION INC
C/O EDUARDO A PARDO-FERNANDEZ
12360 SW 132 CT, SUITE 108
MIAMI, FL 33186



9590 9402 1194 5246 9251 72

2. Article Number (Transfer from service label)

9191082133393196026701

PS Form 3811, July 2015 PSN 7530-02-000-8053

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Handwritten Signature]*
 Agent
 Addressee

B. Received by (Printed Name) *[Handwritten Name]* C. Date of Delivery
4/28/16

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

3. Service Type
- | | |
|--|---|
| <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) | |

2016 Receipt

Domestic Return Receipt



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

September 27, 2016

Menores Condominium Association, Inc.
119 Menores Avenue
Coral Gables, Florida 33134

ADDRESS: 119 Menores Avenue
PROPERTY FOLIO #: 03-4108-103-0001

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. 17-5892

vs.

MENORES CONDOMINIUM ASSOCIATION, INC.
c/o Eduardo A. Pardo-Fernandez
12360 S.W. 132nd Court, Suite 108
Miami, Florida 33186-6463

Return receipt number:

91 7108 2133 3932 6150 7238

Respondent.

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

Date: March 28, 2017

Re: **119 Menores Avenue**, Coral Gables, Florida 33134, and legally described as Lot 16, Block 32, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-103-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.


Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on April 10, 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.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 17-5892

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 119 Menores Ave, ON 3-28-17
AT 9:57AM.

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 28th day of March, in
the year 20 17, by Jose Iglesias who is personally known to
me.

My Commission Expires:
4-29-19

Belkys Garcia
Notary Public



119 Menores Avenue





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation
MENORES CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N05000007186
FEI/EIN Number 20-3894518
Date Filed 07/13/2005
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/26/2014

Principal Address

119 MENORES AVE
#2A
CORAL GABLES, FL 33134

Changed: 10/26/2014

Mailing Address

12360 SW 132nd CT
Suite 108
MIAMI, FL 33186

Changed: 06/26/2015

Registered Agent Name & Address

PARDO-FERNANDEZ, EDUARDO A
12360 SW 132nd CT
Suite 108
MIAMI, FL 33186

Name Changed: 10/26/2014

Address Changed: 06/26/2015

Officer/Director Detail**Name & Address**

Title President

PARDO-FERNANDEZ, EDUARDO A
 12360 SW 132nd CT
 Suite 108
 MIAMI, FL 33186

Title Treasurer

EMIGDIO , SUAREZ
 12360 SW 132nd CT
 Suite 108
 MIAMI, FL 33186

Title Secretary

Osuna , Adriana
 12360 SW 132nd CT
 Suite 108
 Miami, FL 33186

Annual Reports

Report Year	Filed Date
2015	04/22/2015
2016	01/26/2016
2017	01/06/2017

Document Images

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<u>05/12/2011 -- Amendment</u>	View image in PDF format
<u>03/22/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/14/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/05/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/16/2010 -- Amendment</u>	View image in PDF format