



City of Coral Gables
Development Services Department

CONSTRUCTION REGULATION BOARD
CASE RESUME

HEARING DATE: October 15, 2018

CASE NO.: 18-7934

BUILDING ADDRESS: 3960 S.W. 8th STREET

FOLIO NUMBER: 03-4108-009-0080

OWNER: THE SOUTHLAND CORP

USE: Commercial

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2018

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

DATES AND ACTIVITIES:

| | |
|----------|---|
| 03/06/18 | First Notice from the City advising Recertification is required mailed with return receipt |
| 03/13/18 | First Notice Delivered per USPS Tracking |
| 06/06/18 | Second Notice from City advising Recertification is pending |
| 07/10/18 | Final Notice from City advising Recertification is pending and Case will be forwarded to CRB within thirty (30) days if no compliance |
| 09/27/18 | Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt |
| 09/27/18 | Notice of Hearing posted on Structure |
| 10/15/18 | Board Hearing |

TO DATE THE OWNER HAS NOT: Submitted a Recertification Report for the City's review.

DEPUTY BUILDING OFFICIAL'S RECOMMENDATION: A. Submit a Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board's Order Recertifying the property. B. A \$250 daily fine be imposed if property is not recertified within the sixty (60) day deadline.

PERMIT ACTIVITY: None



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/10/2018

| Property Information | |
|----------------------|---|
| Folio: | 03-4108-009-0080 |
| Property Address: | 3960 SW 8 ST Coral Gables, FL 33134-2902 |
| Owner | THE SOUTHLAND CORP ATT: AD VALOREM TAX DEPT |
| Mailing Address | 1722 ROUTH ST STE 1000 DALLAS, TX 75201 |
| PA Primary Zone | 6400 COMMERCIAL - CENTRAL |
| Primary Land Use | 1211 MIXED USE- STORE/RESIDENTIAL - RETAIL OUTLET |
| Beds / Baths / Half | 0 / 0 / 0 |
| Floors | 1 |
| Living Units | 0 |
| Actual Area | Sq.Ft |
| Living Area | Sq.Ft |
| Adjusted Area | 4,806 Sq.Ft |
| Lot Size | 15,000 Sq.Ft |
| Year Built | 1958 |



| Assessment Information | | | |
|------------------------|-------------|-----------|-----------|
| Year | 2018 | 2017 | 2016 |
| Land Value | \$900,000 | \$750,000 | \$750,000 |
| Building Value | \$190,771 | \$190,771 | \$181,687 |
| XF Value | \$18,594 | \$18,712 | \$18,830 |
| Market Value | \$1,109,365 | \$959,483 | \$950,517 |
| Assessed Value | \$1,055,431 | \$959,483 | \$950,517 |

| Benefits Information | | | | |
|----------------------|----------------------|----------|------|------|
| Benefit | Type | 2018 | 2017 | 2016 |
| Non-Homestead Cap | Assessment Reduction | \$53,934 | | |

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

| Short Legal Description |
|--|
| CORAL GABLES DOUGLAS SEC 08 54 41 PB 25-69 E25FT OF LOT 3 & ALL LOTS 4 & BLK 2 LOT SIZE 125 X 120 OR 9236 10 |

| Taxable Value Information | | | |
|---------------------------|-------------|-----------|-----------|
| | 2018 | 2017 | 2016 |
| County | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,055,431 | \$959,483 | \$950,517 |
| School Board | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,109,365 | \$959,483 | \$950,517 |
| City | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,055,431 | \$959,483 | \$950,517 |
| Regional | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,055,431 | \$959,483 | \$950,517 |

| Sales Information | | | |
|-------------------|-----------|--------------|---------------------------|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 10/01/1998 | \$800,000 | 18328-1406 | Other disqualified |

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability. see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version

CITY'S

EXHIBIT 1

3960 S.W. 8th Street

| | |
|---|--|
| <u>Owner (property appraiser address)</u> The Southland Corp Attn: Ad Valorem Tax Department 1722 Routh St, Ste 1000 Dallas, TX 75201-2504 | <u>Owner (deed address)</u> The Southland Corp Attn: Ad Valorem Tax Department 2711 N. Haskell Ave Dallas, TX 75204-2906 |
| <u>Owner (Sunbiz mailing and principal address)</u> 7-Eleven, Inc. 3200 Hackberry Rd Attn: Corp. Income Tax Dept. Irving, TX 75063-0131 | <u>Owner (Registered Agent)</u> 7-Eleven Inc. c/o Corporate Creations Network Inc. 11380 Prosperity Farms Rd, #221E Palm Beach Gardens, FL 33410-3465 |

3960 S.W. 8th STREET





The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

91 7108 2133 3932 5889 0572

THE SOUTHLAND CORP
c/o AD VALOREM TAX DEPT
1722 ROUTH ST #1000
DALLAS, TX 75201

RE: 3960 SW 8 ST
FOLIO # 0341080090080
Recertification of Building 40 Years or Older

To whom it may concern:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old or older, having been built in 1958. 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. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <http://www.miamidade.gov/pa/propertyrecertification.asp>. **The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.**

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

2

ALERT: DUE TO THE FLOODING FROM HURRICANE FLORENCE, MANY POST OFFIC...



FAQs > (<http://faq.usps.com/?articleId=220900>)

Track Another Package +

Tracking Number: 9171082133393258890572

Remove X

Your item was picked up at a postal facility at 6:24 am on March 13, 2018 in DALLAS, TX 75201.

Delivered

March 13, 2018 at 6:24 am
Delivered, Individual Picked Up at Postal Facility
DALLAS, TX 75201

Feedback

Tracking History



March 13, 2018, 6:24 am
Delivered, Individual Picked Up at Postal Facility
DALLAS, TX 75201
Your item was picked up at a postal facility at 6:24 am on March 13, 2018 in DALLAS, TX 75201.

March 12, 2018, 8:10 am
Out for Delivery
DALLAS, TX 75201

March 12, 2018, 8:00 am
Sorting Complete
DALLAS, TX 75201

March 10, 2018, 9:40 am

Arrived at Unit
DALLAS, TX 75201

March 10, 2018, 4:41 am

Departed USPS Regional Facility
DALLAS TX DISTRIBUTION CENTER

March 9, 2018

In Transit to Next Facility

March 9, 2018, 11:58 am

Arrived at USPS Regional Facility
DALLAS TX DISTRIBUTION CENTER

March 7, 2018, 9:47 pm

Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

Feedback

Product Information



See Less ^

Can't find what you're looking for?

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

FAQs (<http://faq.usps.com/?articleId=220900>)



The City of Coral Gables

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

June 6, 2018

THE SOUTHLAND CORP
c/o AD VALOREM TAX DEPT
1722 ROUTH ST #1000
DALLAS, TX 75201

RE: 3960 SW 8 ST
FOLIO # 0341080090080
Recertification of Building 40 Years or Older - **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the structure has been deemed unsafe due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit a completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.

Please govern yourself accordingly.

Sincerely,

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

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



The City of Coral Gables

Development Services Department July 10, 2018
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

THE SOUTHLAND CORP
1722 ROUTH ST #1000
DALLAS, TX 75201

RE: Recertification of Building 40 Years or Older – **FINAL NOTICE**
3960 SW 8 ST
Folio # 0341080090080

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(I). A Second Notice, dated and mailed June 6, 2018, informed you it was necessary to submit a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets (or does not meet) the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board") and a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property.

Please govern yourself accordingly.

Sincerely,

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

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

City of Coral Gables

ONLINE SERVICES

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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 - Dur. |
|---------------|------------|----------------|-------------------------------------|---|----------|------------|------------|-------------|
| AB-11-04-5822 | 04/12/2011 | 3960 SW 8 ST | BOA COMPLETE (LESS THAN \$75,000) | INT ALT, BLOCK 2 DOORS & 1 WINDOW \$65,000 | issued | 04/12/2011 | | 0.00 |
| AB-11-08-7260 | 08/29/2011 | 3960 SW 8 ST | BOA COMPLETE (LESS THAN \$75,000) | INSTALLATION NON-ILLUMINATED SIGN \$1600 | issued | 08/29/2011 | | 0.00 |
| AB-16-12-6399 | 12/06/2016 | 3960 SW 8 ST | BOA COMPLETE (LESS THAN \$75,000) | COMMERCIAL* 7-ELEVEN* EXISTING FACADE AS BUILT AND REPAIR IT \$2800 | issued | 12/06/2016 | | 0.00 |
| BL-11-04-6152 | 04/15/2011 | 3960 SW 8 ST | INT / EXT ALTERATIONS | COMM INTERIOR ALTERATIONS, DOOR, LOUVER BLOCK UP 2 DOORS & 1 WINDOW \$65,000 | final | 05/17/2011 | 09/21/2011 | 0.00 |
| BL-11-09-5536 | 09/01/2011 | 3960 SW 8 ST | SIGNS | INSTALLATION NON-ILLUMINATED SIGN (MILYS PLACE LAUNDROMAT) \$1600 | final | 10/13/2011 | 11/01/2011 | 0.00 |
| BL-11-12-5446 | 12/07/2011 | 3960 SW 8 ST | ROOF / LIGHT WEIGHT CONC | RE ROOF \$24,999 FLAT ONLY | final | 03/01/2012 | 09/20/2012 | 0.00 |
| BL-14-06-4157 | 06/27/2014 | 3960 SW 8 ST | BLD SIMPLE CHANGE OF CONTRACTOR | CANCELLED - CHANGE OF CONTRACTOR FROM WINTEGRATE PERMIT #96060568 STOREFRONT, STORM PANELS \$1400 | canceled | 07/15/2014 | 08/14/2014 | 0.00 |
| BL-14-07-2595 | 07/09/2014 | 3960 SW 8 ST | ROOFING PERMIT CHANGE OF CONTRACTOR | CHANGE OF CONTRACTOR FROM WINTEGRATE PERMIT 93100641- NEW MANSARD ON FRONT OF BLDG \$2,200 (WHITE ONLY) | final | 07/15/2014 | 10/02/2014 | 0.00 |
| BL-16-03-5696 | 03/04/2016 | 3960 SW 8 ST | INT / EXT ALTERATIONS | ADA COMPLIANCE UPGRADES FOR HC PARKING SPACE & RAMP \$9,300 | final | 04/18/2016 | 06/27/2016 | 0.00 |
| BL-16-03-5699 | 03/04/2016 | 3960 SW 8 ST | INTERIOR ALTERATION ONLY | BATHROOM ADA COMPLIANCE UPGRADES \$14,500 | final | 06/03/2016 | 07/01/2016 | 0.00 |
| BL-16-11-6972 | 11/10/2016 | 3960 SW 8 ST | GENERAL REPAIRS | REPAIR ASPHALT & SEAL COAT DRIVEWAY @ REAR OF PROPERTY \$5,000 | final | 12/02/2016 | 12/21/2016 | 0.00 |

CITY'S
EXHIBIT 3

| | | | | | | | | |
|---------------|------------|-----------------|---|--|----------|------------|------------|------|
| BL-16-12-6927 | 12/16/2016 | 3960 SW 8 ST | GENERAL REPAIRS | REPAIR EXISTING FACADE TO CORRECT CODE VIOLATIONS @ 7- ELEVEN \$2,800 | final | 02/24/2017 | 08/30/2017 | 0.00 |
| CE-09-08-3073 | 08/30/2009 | 3960 SW 8 ST | CODE ENF WARNING PROCESS | WT3556 54-29 CITY CODE (TRA) OWNER TO KEEP PROPERTY FREE OF LITER | final | 08/30/2009 | 08/30/2009 | 0.00 |
| CE-09-12-2365 | 12/10/2009 | 3960 SW 8 ST | CODE ENF WARNING PROCESS | WT3422 SEC 54-29 CC (TRA) MUST REMOVE TRASH AND DEBRIS FROM PROPERTY. EITHER PLACE IN DUMPSTER OR REMOVE FROM PROPERTY (ENTERTAINMENT CENTER & TRASH) | final | 12/10/2009 | 12/10/2009 | 0.00 |
| CE-10-05-4880 | 05/25/2010 | 3960 SW 8 ST | CODE ENF WARNING PROCESS | WT5864 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM DUMPSTER. SENT E- MAIL RE: THIS 5/17/10. | final | 05/25/2010 | 03/30/2011 | 0.00 |
| CE-10-06-4094 | 06/10/2010 | 3960 SW 8 ST | CODE ENF TICKET PROCESS - NO RUNNING FINE | T37045 SEC 105 CC (CPM) MUST REMOVE FROM DUMPSTER. WARNING ISSUED 5/25/10 | final | 06/10/2010 | 06/25/2014 | 0.00 |
| CE-10-06-5277 | 06/29/2010 | 3960 SW 8 ST | CODE ENF WARNING PROCESS | WT6264 SEC 105 CC (CPM) GRAFFITI ON DUMPSTER MUST BE REMOVED. | final | 06/29/2010 | 06/25/2014 | 0.00 |
| CE-10-06-5279 | 06/29/2010 | 3960 SW 8 ST | CODE ENF WARNING PROCESS | WT6265 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM OUTDOOR PHONE BOOTH. | final | 06/29/2010 | 06/29/2010 | 0.00 |
| CE-10-07-4137 | 07/12/2010 | 3960 SW 8 ST | CODE ENF TICKET PROCESS - NO RUNNING FINE | T37671 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM PHONE BOOTH. ***VOID PER KAS - WRONG CODE**** | canceled | 07/12/2010 | 05/29/2012 | 0.00 |
| CE-10-10-5617 | 10/26/2010 | 3960 SW 8 ST | CODE ENF WARNING PROCESS | WT14635 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM FREE STANDING SIGN. | final | 10/26/2010 | 10/26/2010 | 0.00 |
| CE-11-03-5290 | 03/07/2011 | 3960 SW 8 ST | CODE ENF WARNING PROCESS | WT15688 SEC 54-29 CITY CODE (TRA) COMPLAINT OF TRASH ON R/W & PROPERTY (PAPER, BAGS, ETC). MUST REMOVE. | final | 03/07/2011 | 03/07/2011 | 0.00 |
| CE-11-03-5291 | 03/07/2011 | 3960 SW 8 ST | CODE ENF WARNING PROCESS | WT15689 SEC 105- 27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM PROPERTY. | final | 03/10/2011 | 03/07/2011 | 0.00 |
| CE-11-03-5492 | 03/09/2011 | 3960 SW 8 ST | CODE ENF WARNING PROCESS | WT16201 SEC 105- 84 CITY CODE (DMP) MAINTAINING A DUMPSTER NOT PART OF THE FRANCHISE AGREEMENT (SUN DISPOSAL). MUST BE REMOVED. | final | 03/09/2011 | 03/09/2011 | 0.00 |
| CE-11-09-7259 | 09/28/2011 | 3960 SW | CODE ENF | VERBAL WARNING | final | 09/28/2011 | 09/28/2011 | 0.00 |

| | | 8 ST | WARNING PROCESS | FLY - MILLY'S PLACE | | | | | |
|---------------|------------|-----------------|--|--|-------|------------|------------|------|--|
| CE-11-10-6990 | 10/19/2011 | 3960 SW 8 ST | CODE ENF WARNING PROCESS | WT6942 SEC 34-112 CITY CODE (GRA) GRAFFITI ON DUMPSTER MUST BE REMOVED. E-MAIL SENT 10/04/11. | final | 10/19/2011 | 10/19/2011 | 0.00 | |
| EL-10-12-4191 | 12/14/2010 | 3960 SW 8 ST | ELEC COMMERCIAL / RESIDENTIAL WORK | RETROFIT 28 LIGHT FIXTURE WITH L.E.D. TECHNOLOGY \$ 7500.00 | final | 12/16/2010 | 01/14/2011 | 0.00 | |
| EL-11-04-6551 | 04/20/2011 | 3960 SW 8 ST | ELEC COMMERCIAL / RESIDENTIAL WORK | 48 LIGHT SOCKETS; 50 ROUGH IN OUTLETS; 31 COMMERCIAL OUTLETS; 5 TONS A/C; 600 AMP SERVICE; 600 AMP SUBFEEDS AND 600 AMP SWITCHBOARDS | final | 05/18/2011 | 09/15/2011 | 0.00 | |
| EL-11-05-5506 | 05/04/2011 | 3960 SW 8 ST | ELEC COMMERCIAL / RESIDENTIAL WORK | 2 COMMERCIAL OUTLETS ELECTRICAL PERMIT FOR CHANGE OUT OF WALK IN COOLER EQUIPMENT ONLY | final | 06/21/2011 | 09/15/2011 | 0.00 | |
| EL-11-08-5356 | 08/03/2011 | 3960 SW 8 ST | ELEC COMMERCIAL / RESIDENTIAL WORK | ELECTRICAL 30 DAY TEMPORARY ELECTRIC SERVICE. | final | 08/03/2011 | 08/04/2011 | 0.00 | |
| EL-11-09-6170 | 09/13/2011 | 3960 SW 8 ST | ELEC COMMERCIAL / RESIDENTIAL WORK | 125 AMP SWITCHBOARD; 5 TON WALK IN COOLER | final | 09/14/2011 | 09/15/2011 | 0.00 | |
| EL-13-09-0629 | 09/12/2013 | 3960 SW 8 ST | ELEC COMMERCIAL / RESIDENTIAL WORK | INSTALLATION OF OUTLETS AT POINT OF SALE AREA \$1500 | final | 09/17/2013 | 12/05/2013 | 0.00 | |
| EL-13-11-2312 | 11/12/2013 | 3960 SW 8 ST | ELEC LOW VOLTAGE SYSTEM | \$1969- BURGLAR ALARM | final | 11/18/2013 | 01/21/2014 | 0.00 | |
| EL-16-05-7110 | 05/20/2016 | 3960 SW 8 ST | ELEC COMMERCIAL / RESIDENTIAL WORK | BATHROOM ADA COMPLIANCE UPGRADES 3 LIGHTS AND 1 COMMERCIAL OUTLET | final | 06/09/2016 | 06/22/2016 | 0.00 | |
| EL-18-05-4066 | 05/23/2018 | 3960 SW 8 ST | ELEC COMMERCIAL / RESIDENTIAL WORK | CHANGEOUT OLD ELECTRICAL PANELS TO NEW THAT WILL BE SERVICE RATED - \$4,750 NOTE: (BEWARE ALL PENDING CODE VIOLATIONS SHALL BE ADDRESSED) | final | 05/24/2018 | 07/23/2018 | 0.00 | |
| ME-11-04-5610 | 04/07/2011 | 3960 SW 8 ST | MECH COMMERCIAL / RESIDENTIAL WORK | MECHANICAL CHANGE OUT WALK IN COOLER EQUIPMENT ONLY \$7450.00 | final | 04/07/2011 | 09/15/2011 | 0.00 | |
| ME-11-04-6487 | 04/19/2011 | 3960 SW 8 ST | MECH COMMERCIAL / RESIDENTIAL WORK | COMM EXTER/INTER ALTER, BLOCK 2 DOORS & 1 WINDOW \$65,000 | final | 05/18/2011 | 08/18/2011 | 0.00 | |

| | | | | | | | | |
|---------------|------------|-----------------|---|--|----------|------------|------------|--------|
| ME-14-03-2523 | 03/11/2014 | 3960 SW 8 ST | MECH COMMERCIAL / RESIDENTIAL WORK | INSTALL MINI SPLIT A/C \$3100 | final | 04/02/2014 | 10/01/2014 | 0.00 |
| ME-14-07-3254 | 07/17/2014 | 3960 SW 8 ST | MECH COMMERCIAL / RESIDENTIAL WORK | CHANGE OUT OF EXISTING ROOF TOP UNITS 5 TON \$7200 | final | 07/23/2014 | 12/17/2014 | 0.00 |
| ME-16-04-7266 | 04/28/2016 | 3960 SW 8 ST | MECH COMMERCIAL / RESIDENTIAL WORK | INSTALL NEW BATHROOM EXHAUST FAN | final | 06/21/2016 | 06/24/2016 | 0.00 |
| PL-11-04-6690 | 04/21/2011 | 3960 SW 8 ST | PLUMB COMMERCIAL / RESIDENTIAL WORK | PLUMBING WORK FOR COMMERCIAL ALTERATION TO LAUNDRY MAT | final | 05/18/2011 | 08/19/2011 | 0.00 |
| PL-11-05-7005 | 05/25/2011 | 3960 SW 8 ST | PLUMB COMMERCIAL / RESIDENTIAL WORK | PORTABLE TOILET FOR A COMMERCIAL INTERIOR | final | 05/25/2011 | 08/26/2011 | 0.00 |
| PL-16-05-5972 | 05/02/2016 | 3960 SW 8 ST | PLUMB COMMERCIAL / RESIDENTIAL WORK | PLUMBING WORK FOR BATHROOM ADA COMPLIANCE UPGRADES AT 7- ELEVEN \$14500 | final | 06/10/2016 | 06/30/2016 | 0.00 |
| PU-14-06-2434 | 06/06/2014 | 3960 SW 8 ST | PUBLIC RECORDS SEARCH | REQ CERT COPY OF PERMITS 91080005 93100641 94020026 96060568 | final | 06/06/2014 | 06/06/2014 | 0.00 |
| PW-11-10-6979 | 10/19/2011 | 3960 SW 8 ST | UTILITIES (MIAMI DADE WATER & SEWER) PERMIT | WATER SERVICE INSTALLATION | issued | 10/28/2011 | | 0.00 |
| RC-18-09-3168 | 09/27/2018 | 3960 SW 8 ST | BLDG RECERT / CRB | BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE #18-7934 AND UNSAFE STRUCTURES FEE | approved | | | 980.63 |
| RV-11-06-5756 | 06/03/2011 | 3960 SW 8 ST | REVISION TO PERMIT | REVISION (PLUMBING) | final | 06/08/2011 | 06/08/2011 | 0.00 |
| RV-11-06-6062 | 06/08/2011 | 3960 SW 8 ST | REVISION TO PERMIT | REVISION-CHANGE IN SLAB CONFIGURATION | final | 06/22/2011 | 06/22/2011 | 0.00 |
| RV-11-07-7051 | 07/22/2011 | 3960 SW 8 ST | REVISION TO PERMIT | REVISION (PLUMBING) | final | 07/27/2011 | 07/27/2011 | 0.00 |
| SD-11-06-6063 | 06/08/2011 | 3960 SW 8 ST | SHOP DRAWINGS | SHOP DRAWING LOUVER | final | 06/08/2011 | 06/08/2011 | 0.00 |
| UP-16-03-5698 | 03/04/2016 | 3960 SW 8 ST | UPFRONT FEE | UPFRONT FEE FOR BL16035696 ADA COMPLIANCE UPGRADES FOR HC PARKING SPACE & RAMP \$9300 | final | 03/04/2016 | 03/04/2016 | 0.00 |
| UP-16-03-5700 | 03/04/2016 | 3960 SW 8 ST | UPFRONT FEE | UPFRONT FEE FOR BL16035699 BATHROOM ADA COMPLIANCE UPGRADES \$14500 | final | 03/04/2016 | 03/04/2016 | 0.00 |
| UP-16-11-6974 | 11/10/2016 | 3960 SW 8 ST | UPFRONT FEE | *** UPFRONT FEE FOR BL16116972 *** | final | 11/10/2016 | 11/10/2016 | 0.00 |

| Permit Number | Issue Date | Address | Category | Description | Status | Start Date | End Date | Amount |
|---------------|------------|--------------|------------------------------|---|--------|------------|------------|--------|
| UP-18-05-4067 | 05/23/2018 | 3960 SW 8 ST | UPFRONT FEE | REPAIR ASPHALT & SEAL COAT DRIVEWAY @ REAR OF PROPERTY \$5,000 | final | 05/23/2018 | 05/23/2018 | 0.00 |
| UP-18-05-4067 | 05/23/2018 | 3960 SW 8 ST | UPFRONT FEE | UPFRONT FOR EL-18-05-4066 CHANGEOUT OLD ELECTRICAL PANELS TO NEW THAT WILL BE SERVICE RATED - \$4,750 | final | 05/23/2018 | 05/23/2018 | 0.00 |
| ZN-11-05-6766 | 05/23/2011 | 3960 SW 8 ST | DUMPSTER / CONTAINER | DUMPSTER | final | 05/23/2011 | 05/23/2011 | 0.00 |
| ZN-16-11-7271 | 11/16/2016 | 3960 SW 8 ST | PAINT / RESURFACE FL / CLEAN | EXTERIOR PRESSURE CLEAN & PAINT (WALLS - SW 6385) \$18,000 | final | 11/16/2016 | 12/19/2016 | 0.00 |

This online document is protected with an SSL encryption certificate. For technical assistance, please call 800-330-7532.



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: | 7 ELEVEN | Inspection Date: | 5/30/2018 |
| Address: | 3960 Southwest 8 Street Coral Gables | InspectionType: | Mercantile (Annual Fire Inspection) |
| | | Inspected By: | Thaddeus Ovcarch (B) 305-460-5563 fpbattc@coralgables.com |
| Suite: | | Occ. Sq. Ft.: | 3500 |
| | | Occupant Number: | 017154 |

No violations noted at this time.


Company Representative:

FRANCENETH MACIAS
7/25/2018 11:16:47 AM
Signature valid only in mobile-eyes documents



Inspector:

FRANCENETH MACIAS
5/30/2018
Thaddeus Ovcarch (B)
7/25/2018 11:16:47 AM
Signature valid only in mobile-eyes documents



Thaddeus Ovcarch (B)
5/30/2018

CITY'S

EXHIBIT

4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-7934

vs.

THE SOUTHLAND CORP.
Attn: Ad Valorem Tax Department
1722 Routh Street, Suite 1000
Dallas, Texas 75201-2504

Return receipt number:

7018 0680 0001 3977 2883

Respondent.

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

Date: September 27, 2018

Re: 3960 S.W. 8th Street, Coral Gables, Florida 33134-2902 and legally described as E25ft of Lot 3 & all Lots 4 & Block 2, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-0080 ("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 October 15, 2018, at 2:00 p.m.

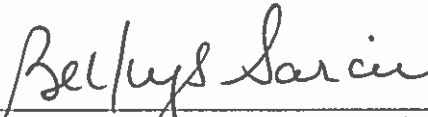
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the 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.

CITY'S Composite
EXHIBIT 5

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.


Bekys 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.

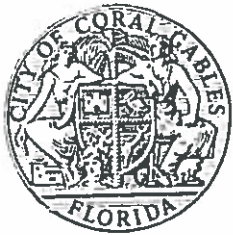
Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record 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:

The Southland Corp., Attn: Ad Valorem Tax Department, 2711 N. Haskell Avenue, Dallas, Texas 75204-2906
7-Eleven, Inc., Attn: Corp. Income Tax Department, 3200 Hackberry Road, Irving, Texas 75063-0131
7-Eleven, Inc., c/o Corporate Creations Network Inc., 11380 Prosperity Farms Road #221E, Palm Beach Gardens, Florida 33410-3465



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-7934

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

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 3960 S.W. 8th ST., ON 9-27-18
AT 11:05 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 27th day of September, in
the year 2018, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

3960 S.W. 8th STREET



THIS INSTRUMENT PREPARED BY:
Louis A. Supraski, Esq.
SHIYB & SUPRASKI, P.A.
2450 N.E. Miami Gardens Drive, 2nd Floor
N. Miami Beach, Florida 33180

DL
R: 18328 P: 1406

98R527171 1998 OCT 27 11:12

DOCSTPDEE 4+200.00 SURTX 3+600.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

RECORD AND RETURN TO:

9801471
LAWYERS TITLE INSURANCE CORP
ONE FINANCIAL PLAZA
SUITE 105
FT LAUDERDALE, FL 33394
PARCEL ID #: 63-4108-009-0000
BUYER'S TIN:

**CORPORATE
WARRANTY DEED**

THIS INDENTURE made this 23 day of OCT., 19 98 by SCARLET REALTY, INC., a Florida Corporation, hereinafter called Grantor, and whose address is 175 S.E. 25 Road, #B-3, 25 Bay Tower, Miami, FL 33129 to THE SOUTHLAND CORPORATION, a Texas Corporation, hereinafter called Grantee, and whose address is ATTN:AD VALOREM TAX DEPT (LOCATION 18535), 2711 North Haskell Avenue, Dallas, Texas 75204-2906

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

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee the following described land situate, lying and being in the County of Dade, State of Florida to wit:

Lots 1, 2 and the West 25 feet of Lot 3, in Block 2, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 1997, NOT YET DUE AND PAYABLE. SUBJECT TO THOSE PARTICULAR MATTERS OF RECORD DESCRIBED ON EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

AND the said Grantor hereby covenants that it is lawfull seized of said land in fee simple and fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

15.PJ

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered in our presence.

[Signature]
Witness Signature

LOUIS A. SUPRASKI
Witness Printed Signature

[Signature]
Witness Signature

M. A. PEISERT
Witness Printed Signature

SCARLET REALTY, INC., a Florida Corporation

By Regina Perez
Regina Perez, President
(Corporate Seal)



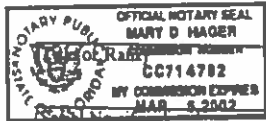
STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 23 day of OCTOBER 19 98 by Regina Perez as President of SCARLET REALTY, INC., a Florida Corporation, on behalf of the corporation. She is personally known to me or has produced DRIVERS LICENSE as identification.

Notary Public, State and County Aforesaid

[Signature]
Notary Signature

MARY D. HAGER
Notary Printed Signature



DIT 8328-1408
REF

Exhibit "A"
Corporate Warranty Deed

1. Matters as shown on the "Revised Plat of Coral Gables Douglas Section" recorded in Plat Book 25, Page 69, of the Public Records of Dade County, Florida.
2. Anal guy wire easement granted to Florida Power & Light Company in O.R. Book 3835, Page 653, of the Public Records of Dade County, Florida

RECORDED IN JUDICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERRAEC
MARVEY RUVIN
BLISS GIBSON CHRYST

0065011.01

LOCATION 10535
DADE COUNTY, FLORIDA

TOTAL P.02





DIVISION of
CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Foreign Profit Corporation

7-ELEVEN, INC.

Filing Information

| | |
|----------------------|-----------------------|
| Document Number | 815881 |
| FEI/EIN Number | 75-1085131 |
| Date Filed | 01/02/1962 |
| State | TX |
| Status | ACTIVE |
| Last Event | NAME CHANGE AMENDMENT |
| Event Date Filed | 05/28/1999 |
| Event Effective Date | NONE |

Principal Address

3200 HACKBERRY ROAD
ATTN: CORP. INCOME TAX DEPT
IRVING, TX 75063

Changed: 03/17/2016

Mailing Address

3200 HACKBERRY ROAD
ATTN: CORP. INCOME TAX DEPT
IRVING, TX 75063

Changed: 03/17/2016

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
11380 PROSPERITY FARMS RD #221E
PALM BEACH GARDENS, FL 33410

Name Changed: 12/16/2010

Address Changed: 12/16/2010

Officer/Director Detail

Name & Address

Title PCEO, Director

DEPINTO, JOSEPH M
3200 HACKBERRY ROAD
IRVING, TX 75063

Title AS, FRANCHISE SALES REP

QURESHI, ASIF J
9351 CYPRESS LAKE DRIVE
FORT MYERS, FL 33919

Title SR VP, GC, Secretary

GASAWAY, RANKIN L
3200 HACKBERRY ROAD
IRVING, TX 75063

Title AS, FRANCHISE SALES REP

BYNES, MICHAEL
9351 CYPRESS LAKE DR
FT. MYERS, FL 33919

Title AS, FRANCHISE SALES REP

GOLDSMITH, JOSEPH
9351 CYPRESS LAKE DR
FT MYERS, FL 33919

Title AS, FRANCHISE SALES REP

STEVENS, WINSTON (DOUG)
800 TRAFALGAR COURT
#360
MAITLAND, FL 32751

Title AS, FRANCHISE SALES REP

REINA, KATHRYN
3200 HACKBERRY ROAD
IRVING, TX 75063

Title AS, SR. DEVELOPMENT DIRECTOR

DISTEL, GRANT
3200 HACKBERRY ROAD
IRVING, TX 75063

Title ASSISTANT SECRETARY - SENIOR DIRECTOR TRANSACTION TAX

BAKER, JAMES C
3200 HACKBERRY ROAD
IRVING, TX 75063

Title VP, MERGERS & ACQ DEVELOPMENT

WILLIAMS, IAN C
3200 HACKBERRY ROAD
ATTN: CORP. INCOME TAX DEPT
IRVING, TX 75063

Title REAL ESTATE MANAGER

BANTOS, CHARLES
3200 HACKBERRY ROAD
ATTN: CORP. INCOME TAX DEPT
IRVING, TX 75063

Title VP, FLORIDA ZONE MANAGER

SUMMERS, JAMES
3200 HACKBERRY ROAD
ATTN: CORP. INCOME TAX DEPT
IRVING, TX 75063

Title VICE PRESIDENT - CONSTRUCTION, ENGINEERING & FACILITIES

NACHTRAB, ERIC J
3200 HACKBERRY ROAD
IRVING, TX 75063

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2016 | 03/17/2016 |
| 2017 | 03/23/2017 |
| 2018 | 02/27/2018 |

Document Images

| | |
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| 03/23/2017 -- ANNUAL REPORT | View image in PDF format |
| 10/10/2016 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 05/24/2016 -- AMENDED ANNUAL REPORT | View image in PDF format |
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| 04/02/2003 -- ANNUAL REPORT | View image in PDF format |
| 05/28/2002 -- ANNUAL REPORT | View image in PDF format |
| 12/12/2001 -- Reg. Agent Change | View image in PDF format |
| 04/16/2001 -- ANNUAL REPORT | View image in PDF format |
| 05/02/2000 -- ANNUAL REPORT | View image in PDF format |
| 05/28/1999 -- Name Change | View image in PDF format |
| 05/03/1999 -- ANNUAL REPORT | View image in PDF format |
| 04/21/1998 -- ANNUAL REPORT | View image in PDF format |
| 07/18/1997 -- ANNUAL REPORT | View image in PDF format |

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[04/02/1996 -- ANNUAL REPORT](#)

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[04/19/1995 -- ANNUAL REPORT](#)

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Document Number Only

815881

C T CORPORATION SYSTEM

Requestor's Name
660 East Jefferson Street

Address
Tallahassee, Florida 32301

City State Zip Phone
904-222-1092

CORPORATION(S) NAME

200002888382--2
-05/28/99--01036--011
*****35.00 *****35.00

Name Change

The Southland Corporation

Changing name to:

7-Eleven, Inc

FILED
99 MAY 28 PM 2:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

- Profit
- NonProfit
- Limited Liability Company
- Foreign
- Amendment
- Dissolution/Withdrawal
- Annual Report
- Reservation
- Photo Copies
- Call When Ready
- Walk In
- Mail Out
- Merger
- Mark
- Other
- Change of R.A.
- Fictitious Name
- CUS/ G/S
- After 4:30
- Pick Up

| | |
|-------------------|--------------------|
| Name Availability | 5/28/99 |
| Document Examiner | <i>[Signature]</i> |
| Updater | <i>[Signature]</i> |
| Verifier | <i>[Signature]</i> |
| Acknowledgment | |
| W.P. Verifier | |

5/28

File 1/28

PLEASE RETURN EXTRA COPY(S) FILED & STAMPED

THANK YOU CONNIE BRYAN

RECEIVED
99 MAY 28 AM 10:14
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**APPLICATION BY FOREIGN CORPORATION TO FILE AMENDMENT TO
APPLICATION FOR AUTHORIZATION TO TRANSACT BUSINESS IN
FLORIDA**

FILED
99 MAY 28 PM 2:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SECTION I (1-3 must be completed)

1. THE SOUTHLAND CORPORATION
Name of corporation as it appears within the records of the Department of State.
2. Incorporated under laws of: Texas
3. Date authorized to do business in Florida: December 15, 1962

SECTION II (4-7 complete only the applicable changes)

4. If the amendment changes the name of the corporation, when was the change effected under the laws of its jurisdiction of incorporation?

April 30, 1999

5. Name of corporation after the amendment, adding suffix "corporation," "company," "incorporated," or appropriate abbreviation, if not contained in new name of the corporation:

7-ELEVEN, INC.

6. If the amendment changes the period of duration, indicate new period of duration.

No Change

7. If the amendment changes the jurisdiction of incorporation, indicate new jurisdiction.

Carol S. Hilburn

Signature

Name and Title

Carol S. Hilburn, Assistant Secretary

5-21-99

Date



The State of Texas

SECRETARY OF STATE

IT IS HEREBY CERTIFIED that

7-ELEVEN, INC.
File No. 179090-00

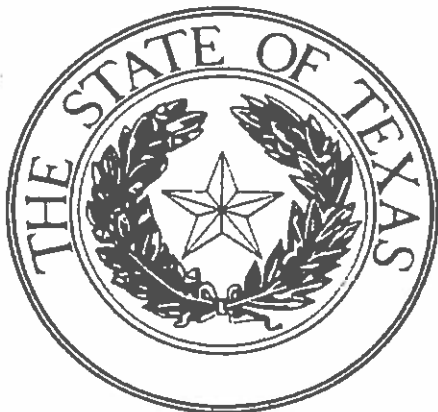
filed articles of incorporation on **NOVEMBER 21, 1961** under its original name of **THE SOUTHLAND CORPORATION OF TEXAS** as set forth in that document; and that articles of amendment were filed on the dates indicated below changing the corporate name to the name shown beside the date:


THE SOUTHLAND CORPORATION
7-ELEVEN, INC.

MARCH 18, 1963
FILE DATE: APRIL 29, 1999
EFFECTIVE DATE: APRIL 30, 1999

IT IS FURTHER CERTIFIED that the corporation is currently in existence under the last name shown above.

IN TESTIMONY WHEREOF, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in the City of Austin, on April 30, 1999.




PH
Elton Bomer
Secretary of State