



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: July 11, 2016

CASE NO.: 16-5181

BUILDING ADDRESS: 3980 SW 8 St

FOLIO NUMBER: 03-4108-009-0060

OWNER: Eight Street Property Inc

USE: Commercial Property

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2015

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:

4/20/15 Letter from the City advising of 40/10 Year Recertification required

6/22/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

TO DATE THE OWNER HAS NOT: Submitted the Recertification Report and/or letter from the Architect or Engineer requesting recertification for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: a) Submit the 40/10 Year Recertification Report prepared by a licensed Architect or Engineer within ninety (90) days of the Board's Order. b) \$250 daily fine be imposed if property is not recertified within the ninety (90) day deadline.

PERMIT ACTIVITY: None related to the structure's recertification.

Presented by: Virginia Goizueta, Building Services Coordinator, City of Coral Gables

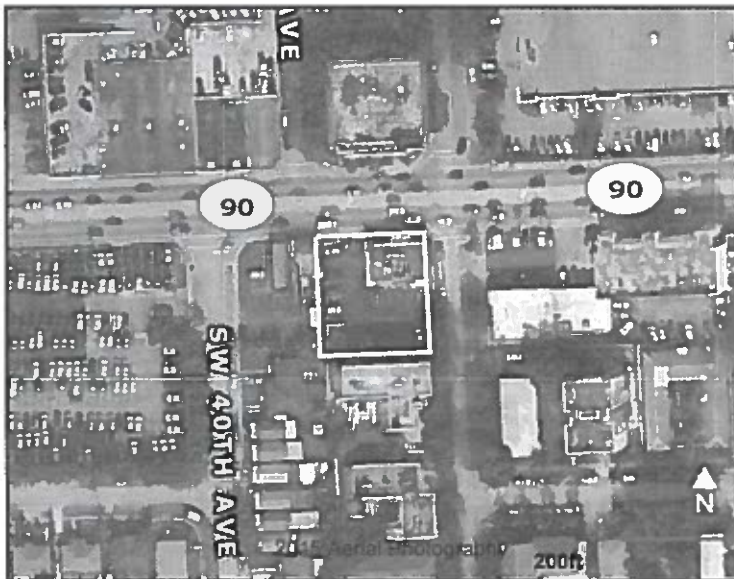


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 6/21/2016

Property Information	
Folio:	03-4108-009-0060
Property Address:	3980 SW 8 ST Coral Gables, FL 33134-2948
Owner	EIGHT STREET PROPERTY INC
Mailing Address	2300 CORAL WAY STE #200 MIAMI, FL 33145
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,293 Sq.Ft
Lot Size	13,200 Sq.Ft
Year Built	1965



Assessment Information			
Year	2016	2015	2014
Land Value	\$660,000	\$660,000	\$594,000
Building Value	\$115,223	\$105,249	\$102,841
XF Value	\$16,947	\$17,195	\$17,444
Market Value	\$792,170	\$782,444	\$714,285
Assessed Value	\$792,170	\$782,444	\$714,285

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
CORAL GABLES DOUGLAS SEC 08 54 41 PB 25-69 LOTS 9 & 10 BLK 1 OR 19313-3022 1000 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$792,170	\$782,444	\$714,285
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$792,170	\$782,444	\$714,285
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$792,170	\$782,444	\$714,285
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$792,170	\$782,444	\$714,285

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/2000	\$550,000	19313-3022	Sales which are qualified
05/01/1997	\$652,000	17655-3698	Other disqualified
04/01/1986	\$500,000	12864-1819	Sales which are qualified
01/01/1986	\$470,000	12755-0460	Sales which are qualified

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

Version:

CITY'S
EXHIBIT



3980 SW 8 St.



Home Citizen Services Business Services Back to Coral Gables.com

Logon Help Contact

Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-10-10-4949	10/15/2010	3980 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	REV 2 REV INT/EXT (WINDOW TO DOOR REPLACEMENT) \$5696	Issued	10/15/2010		0.00
AB-11-05-5614	05/05/2011	3980 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN "GOLDEN AIRLINES" \$2490	Issued	05/05/2011		0.00
AB-11-07-6996	07/21/2011	3980 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	POLE SIGN "GOLDEN AIRCHARTES" \$240	Issued	07/27/2011		0.00
AB-11-09-6996	09/26/2011	3980 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	REV #1 AND #2 INTERIOR REMODELING & BACK DOOR \$2,396	Issued	09/26/2011		0.00
AB-12-02-7542	02/21/2012	3980 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN (JC COSMETIC SURGURY) \$400	Issued	02/21/2012		0.00
AB-13-10-0244	10/04/2013	3980 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SUBMITTAL FOR REV EXTERIOR ALTERATIONS \$15,000	approved			0.00
AB-13-12-1844	12/05/2013	3980 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	***COMMERCIAL ELECTRICAL SIGN (AMSCOT) \$2250	final	12/05/2013	10/07/2014	0.00
AB-14-08-3073	08/19/2014	3980 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL* SITE LIGHTING (LED) 2-POLE LIGHTS/2-WALL MOUNTS \$9800	final	08/19/2014	09/25/2014	0.00
BL-10-10-5780	10/28/2010	3980 SW 8 ST	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR ALTERATIONS (1972SF),CHANGE 2 WINDOWS TO STOREFRONT DOORS(GOLDEN AIRLINES OFFICE SUITES) \$5696	stop work	01/18/2011		0.00
BL-11-05-6254	05/16/2011	3980 SW 8 ST	SIGNS	SIGN "GOLDEN AIRLINES" \$2490	final	07/21/2011	01/17/2012	0.00
BL-11-09-7382	09/30/2011	3980 SW 8 ST	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR ALTERATIONS (618 SF) REPLACE EXTERIOR REAR DOOR & SLAB \$5,800	final	11/03/2011	02/17/2012	0.00
BL-12-02-7549	02/21/2012	3980 SW 8 ST	SIGNS	SIGN (JC COSMETIC SURGERY) \$400	final	02/22/2012	04/11/2012	0.00
BL-13-04-0483	04/08/2013	3980 SW 8 ST	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (AMSCOT FINANCIAL) \$70,725	final	09/10/2013	08/29/2014	0.00
BL-13-10-0678	10/11/2013	3980 SW 8 ST	INT / EXT ALTERATIONS	*** COMMERCIAL *** SEAL COAT & RE - STRIPE PARKING LOT, EQUIPMENT SCREENING, PAINT EXTERIOR (MATCH EXISTING), STEPS / RAMP \$15,000	stop work	03/13/2014		152.25
BL-13-12-2046	12/09/2013	3980 SW 8 ST	SIGNS	***COMMERCIAL ELECTRICAL SIGN (AMSCOT) \$2250 -REFACE DETACH SIGN, WALL MOUNTED SIGN (NORTH), AND TENANT SIGN (EAST). PERMIT RENEWAL - BL-13-12-2046	final	01/07/2014	10/07/2014	0.00
CC-11-10-7615	10/28/2011	3980 SW 8 ST	CONCURRENCY INVOICE	CONCURRENCY IMPACT STATEMENT	final	10/28/2011	10/28/2011	0.00
CE-09-05-2160	05/09/2009	3980 SW 8 ST	CODE ENF WARNING PROCESS	WT79009 SEC5-1902 ZC (BAN) BANNERS, BALLONS, AND OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITRED ie Banner front of store.	final	05/09/2009	09/27/2011	0.00
CE-11-03-5295	03/07/2011	3980 SW 8 ST	CODE ENF WARNING PROCESS	WT15690 SEC 105-27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM BUILDING.	final	03/07/2011	03/07/2011	0.00
CE-11-03-5489	03/09/2011	3980 SW 8 ST	CODE ENF WARNING PROCESS	WT15700 SEC 54-29 CITY CODE (TRA) MUST REMOVE ALL TRASH & DEBRIS FROM PROPERTY (GLASS BY DUMPSTER, PAPERS, BOTTLES ETC - INCLUDING R/W & STREET PARKING AREA). MUST MAINTAIN FREE OF DEBRIS AT ALL TIMES. COMPLAINT	final	03/09/2011	09/27/2011	0.00
CE-11-03-6462	03/22/2011	3980 SW 8 ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37910 SEC 54-29 CITY CODE (TRA) PROPERTY MUST BE MAINTAINED TRASH FREE. GLASS IN DUMPSTER AREA MUST BE REMOVED. WARNING ISSUED 3/9/11.	final	03/22/2011	03/09/2012	0.00
CE-11-03-6465	03/22/2011	3980 SW 8 ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37911 SEC 105-27 CITY CODE (GRA) GRAFFITI ON PROPERTY MUST BE REMOVED. WARNING ISSUED 3/7/11.	final	03/22/2011	12/02/2011	0.00
CE-11-03-6468	03/22/2011	3980 SW 8 ST	CODE ENF WARNING PROCESS	VERBAL WARNING OPAQUE WINDOWS	final	03/22/2011	03/22/2011	0.00
CE-11-04-5280	04/04/2011	3980 SW 8 ST	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T21056 SEC 105-27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM PROPERTY. WARNING ISSUED 3/7/11, TICKET ISSUED 3/22/11.	Issued	04/04/2011		0.00
CE-11-04-5282	04/04/2011	3980 SW 8 ST	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T21057 SEC 54-29 CIY CODE (TRA) MUST REMOVE ALL TRASH AND DEBRIS FROM PROPERTY - GLASS & CONSTRUCTION DEBRIS. WARNING ISSUED 3/9/11 & TICKET ISSUED	Issued	04/04/2011		0.00

CITY'S

EXHIBIT

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3/22/11									
CE-11-05-5394	05/03/2011	3980 SW 8 ST	CODE ENF WARNING PROCESS	WT16276 SEC 105-27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM PROPERTY.	final	05/03/2011	05/03/2011	0.00	
CE-11-08-5881	08/09/2011	3980 SW 8 ST	CODE ENF WARNING PROCESS	WT6462 SEC 62-133 CITY CODE (SWA) GRASS ON RIGHT OF WAY IS OVERGROWN & MUST BE CUT. MUST REMOVE ALL TRASH & DEBRIS	final	08/09/2011	08/09/2011	0.00	
CE-11-09-6468	09/16/2011	3980 SW 8 ST	CODE ENF WARNING PROCESS	WT6915 SEC 5-1902 ZONING CODE (BAN) BANNERS PROHIBITED - MUST REMOVE - GOLDEN AIR CHARTERS	final	09/16/2011	09/16/2011	0.00	
CE-11-12-5665	12/09/2011	3980 SW 8 ST	CODE ENF WARNING PROCESS	WT12923 SEC 105-84 CITY CODE (DMP) MAINTAINING A DUMPSTER WITHOUT OBTAINING REQUIRED PERMIT. MUST REMOVE DUMPSTER OR OBTAIN PERMIT	final	12/09/2011	12/09/2011	0.00	
CE-12-01-7555	01/26/2012	3980 SW 8 ST	CODE ENF WARNING PROCESS	WT12374 SEC 5-1901 ZONING CODE (SNT) VERBAL WARNING	final	01/26/2012	01/26/2012	0.00	
CE-12-02-6343	02/01/2012	3980 SW 8 ST	CODE ENF WARNING PROCESS	WT12380 SEC 5-1901 ZONING CODE (SNT) TEMPORARY SIGNS WITHIN 10 FEET OF STOREFRONT MAY BE NO LARGER THAN 250 SQUARE INCHES & NO MORE THAN 1 SIGN PER STORE.	final	02/01/2012	02/01/2012	0.00	
CE-12-02-6800	02/08/2012	3980 SW 8 ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	T46050 SEC 54-29 CITY CODE (TRA) TRASH ON PROPERTY MUST BE REMOVED - DEAD FOLIAGE. PREVIOUSLY CITED 3-9-11, 3-22-11, & 4-4-11	issued	02/08/2012		308.75	
CE-12-02-6848	02/09/2012	3980 SW 8 ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41151 SEC 5-1901 ZONING CODE (SNT) MAINTAINING TEMPORARY SIGNS OVER 250 SQUARE INCHES. ONLY ONE SIGN PERMITTED PER WINDOW & NO MORE THAN 2 SIGNS PERMITTED IN TOTAL. CURRENTLY HAS 3 SIGNS OVER 250 SQ INCHES.	issued	02/09/2012		208.75	
CE-12-02-7216	02/14/2012	3980 SW 8 ST	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T41156 SEC 54-29 CITY CODE (TRA) MUST REMOVE DEAD FOLIAGE FROM AREA NEXT TO DUMPSTER & TRASH & DEBRIS FROM RIGHT OF WAY. PREVIOUSLY CITED: 3/9/11, 3/22/11, 4/4/11, & 2/8/12	issued	02/14/2012		708.75	
CE-12-02-7228	02/14/2012	3980 SW 8 ST	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T41157 SEC 5-1901 ZONING CODE (SNT) MAINTAINING TEMPORARY SIGNS OVER 250 SQ INCHES & MORE THAN 2 SIGNS. WARNING ISSUED 2-1-12, TICKET 2-9-12	issued	02/14/2012		5308.75	
CE-12-10-0425	10/06/2012	3980 SW 8 ST	CODE ENF WARNING PROCESS	WT13812 34-112 CITY CODE (GRA) GRAFFITI ON FRONT AND SIDE OF BUILDING, PROHIBITED, MUST REMOVE.	final	10/06/2012	10/06/2012	0.00	
CE-14-08-2058	08/04/2014	3980 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/12/2014	08/12/2014	0.00	
EL-11-02-4440	02/03/2011	3980 SW 8 ST	ELEC COMMERCIAL / RESIDENTIAL WORK	9 LIGHT SOCKETS; 18 ROUGH IN OUTLETS.	final	02/03/2011	06/30/2011	0.00	
EL-11-05-6284	05/16/2011	3980 SW 8 ST	ELEC SIGNS	SIGN "GOLDEN AIRLINES" \$2490	final	07/21/2011	01/17/2012	0.00	
EL-11-10-5997	10/04/2011	3980 SW 8 ST	ELEC COMMERCIAL / RESIDENTIAL WORK	16 LIGHT SOCKETS; 22 ROUGH IN OUTLETS ; 100 AMP SERVICE, 100 AMP SUBFEED AND 100 AMP SWITCHBOARD	final	11/08/2011	12/06/2011	0.00	
EL-13-04-0616	04/10/2013	3980 SW 8 ST	ELEC COMMERCIAL / RESIDENTIAL WORK	55 LIGHT SOCKETS; 30 ROUGH IN OUTLETS AND 10 COMMERCIAL DEDICATED OUTLETS	final	04/02/2014	08/25/2014	0.00	
EL-13-12-2054	12/10/2013	3980 SW 8 ST	ELEC SIGNS	***COMMERCIAL ELECTRICAL SIGN (AMSCOT)	final	01/07/2014	10/07/2014	0.00	
EL-14-05-3072	05/14/2014	3980 SW 8 ST	ELEC LOW VOLTAGE SYSTEM	DATA CABLING - LOW VOLT	final	05/16/2014	08/27/2014	0.00	
EL-14-05-3967	05/28/2014	3980 SW 8 ST	ELEC LOW VOLTAGE SYSTEM	BURGLAR ALARM	final	06/10/2014	08/01/2014	0.00	
EL-14-05-4016	05/28/2014	3980 SW 8 ST	ELEC LOW VOLTAGE SYSTEM	LOW VOLT - CCTV SYSTEM	final	05/29/2014	07/15/2014	0.00	
EX-14-02-3034	02/25/2014	3980 SW 8 ST	PERMIT EXTENSION	PERMIT RENEWAL BL-13-04-0483	final	02/25/2014	02/25/2014	0.00	
EX-14-06-4009	06/25/2014	3980 SW 8 ST	PERMIT EXTENSION	***COMMERCIAL ELECTRICAL SIGN (AMSCOT) \$2250 -REFACE DETACH SIGN, WALL MOUNTED SIGN (NORTH), AND TENANT SIGN (EAST) ****PERMIT RENEWAL***** BL13122046*****	final	06/25/2014	06/25/2014	0.00	
EX-15-09-3812	09/04/2015	3980 SW 8 ST	PERMIT EXTENSION	EXTENSION TO PERMIT BL-13-10-0678	final	09/10/2015	09/10/2015	0.00	
ME-11-05-6440	05/18/2011	3980 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INT ALTERATION	final	05/18/2011	06/02/2011	0.00	
ME-11-10-6819	10/17/2011	3980 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTS TO EXISTING SYSTEM AND TWO NEW EXHAUST FANS.	final	11/09/2011	11/10/2011	0.00	
ME-13-05-0173	05/02/2013	3980 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL 8 TONS A/C , DUCTWORK AND VENTILATION.	final	04/09/2014	07/30/2014	0.00	
ME-13-06-1203	06/19/2013	3980 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELLED	canceled		07/30/2014	0.00	
PL-11-01-5768	01/28/2011	3980 SW 8 ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING ROUGH & SET FOR A COMMERCIAL INTERIOR ALTERATIONS	final	02/01/2011	07/19/2011	0.00	
PL-11-11-5310	11/09/2011	3980 SW 8 ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR LAVATORY INSTALLATION	final	11/09/2011	12/05/2011	0.00	
PL-11-11-5444	11/10/2011	3980 SW 8 ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR LAVATORY INSTALLATION	canceled		11/14/2011	0.00	

PL-13-04-0653	04/10/2013	3980 SW 8 ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS (AMSCOT FINANCIAL)	final	04/03/2014	07/09/2014	0.00
PL-14-04-2032	04/01/2014	3980 SW 8 ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	PORTABLE TOILET	final	04/01/2014	07/31/2014	0.00
PS-13-07-0250	07/03/2013	3980 SW 8 ST	TREE REMOVAL/RELOCATION	REMOVE 1 HIBISCUS TILIACEUS AND REPLACE WITH 1 LIVE OAK TREE THAT IS AT LEAST 16" TALL AND OF A GRADE OF FLORIDA NUMBER ONE OR BETTER	final	07/31/2013	07/31/2013	0.00
PU-10-08-4146	08/17/2010	3980 SW 8 ST	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 30627B CRM INV 011132	final	08/18/2010	08/18/2010	0.00
PU-10-09-3339	09/01/2010	3980 SW 8 ST	PUBLIC RECORDS SEARCH	REQ ME DRAWING CRM INV 011321	final	09/02/2010	09/02/2010	0.00
RC-16-06-7498	06/21/2016	3980 SW 8 ST	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5181 AND UNSAFE STRUCTURES FEE	approved			980.63
RR-14-02-2685	02/20/2014	3980 SW 8 ST	RE-REVIEW FEE	REVIEW FEE FOR STRUCTURAL	final	09/02/2014	09/02/2014	0.00
RR-15-11-5778	11/17/2015	3980 SW 8 ST	RE-REVIEW FEE	RE REVIEW FEE FOR STRUCTURALS 4TH REVIEW	approved			100.00
RR-15-12-5410	12/15/2015	3980 SW 8 ST	RE-REVIEW FEE	REREVIEW FEE FOR STRUCTURALS 5TH REVIEW OF RAILING SHOP DRAWING	approved			100.00
RV-11-03-4893	03/01/2011	3980 SW 8 ST	REVISION TO PERMIT	REVISION (BUILDING - TYPE OF FRAMING - PLUMBING)	final	03/03/2011	03/03/2011	0.00
RV-11-04-5556	04/07/2011	3980 SW 8 ST	REVISION TO PERMIT	REVISION (BUILDING, MECH, ELEC, PLUMBING) *****DF & F *****	final	05/10/2011	05/10/2011	0.00
RV-11-11-5090	11/07/2011	3980 SW 8 ST	REVISION TO PERMIT	MECHANICAL, ELECTRICAL AND PLUMBING REVISION	final	11/09/2011	11/09/2011	0.00
RV-14-05-2201	05/02/2014	3980 SW 8 ST	REVISION TO PERMIT	REVISION-ARCHITECTURAL PAGES	final	05/21/2014	05/21/2014	0.00
RV-14-08-3821	08/28/2014	3980 SW 8 ST	REVISION TO PERMIT	ELECTRICAL REVISION- SITE LIGHTING (LED) 2-POLE LIGHTS/2-WALL MOUNTS \$9800	final	09/25/2014	09/25/2014	0.00
SD-11-12-5607	12/09/2011	3980 SW 8 ST	SHOP DRAWINGS	SHOP DRAWINGS DOOR	final	12/13/2011	12/13/2011	0.00
SD-14-07-2099	07/01/2014	3980 SW 8 ST	SHOP DRAWINGS	SHOP DRAWINGS STOREFRONT WINDOWS & DOORS	final	07/09/2014	07/09/2014	0.00
SD-14-08-3067	08/19/2014	3980 SW 8 ST	SHOP DRAWINGS	SHOP DRAWING (RAILING)	pending			0.00
ZN-14-03-2860	03/18/2014	3980 SW 8 ST	DUMPSTER / CONTAINER	CANCELLED - DUMPSTER	canceled		04/22/2014	0.00
ZN-14-04-2335	04/07/2014	3980 SW 8 ST	DUMPSTER / CONTAINER	DUMPSTER	final	04/07/2014	04/07/2014	0.00

The City's online services are protected with an SSL encryption certificate. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



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

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	AMSCOT	Inspection Date:	6/17/2016
Address:	3980 Southwest 8 Street	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Terrance J. Daniel 305-441-5776 tdaniel@coralgables.com
Suite:		Occ. Sq. Ft.:	2293

No violations noted at this time.

Company Representative:

Signature - COPIED SIGNATURE
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Signature valid only in mobile eyes documents

Jose Baltodano
6/17/2016

Inspector:

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Signature valid only in mobile eyes documents

Terrance J. Daniel
6/17/2016

CITY'S

EXHIBIT

3



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4/20/2015

VIA CERTIFIED MAIL

EIGHT STREET PROPERTY INC
2300 CORAL WAY STE #200
MIAMI, FL 33145

RE: 3980 SW 8 ST, Coral Gables, Florida
FOLIO # 03-4108-009-0060
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 1965.

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 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5181

vs.

EIGHT STREET PROPERTY, INC.
2300 Coral Way, Suite 200
Miami, Florida 33145-3542

Return receipt number:

91 7108 2133 3932 7177 0288

Respondent.

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

Date: June 22, 2016

Re: 3980 S.W. 8th Street, Coral Gables, Florida 33134-2948 and legally described as Lots 9 & 10, Block 1, 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 03-4108-009-0060 ("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 July 11, 2016, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

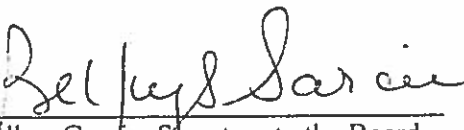
If the Required Action is not completed before the above hearing date, the Building Official may order

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 contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

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.

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.

ADA Assistance: The City complies with the provisions of the Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.

C:

Eight Street Property, Inc., 3980 S.W. 8th Street, Coral Gables, Florida 33134-2948
Eight Street Property, Inc., c/o Rafael Puig, 917 Alberca Street, Coral Gables, Florida 33134-2494

3980 S.W 8th Street





CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5181

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 3980 SW E Street, ON 6-22-16
AT 10:35 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 22nd day of June, in
the year 20 16, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

WARRANTY DEED

Return to
Antonio E. Alonso, Esq.
1699 Coral Way, Suite 315
Miami, Florida 33145

OFF.
REC. 1931303022

00R485088 2000 OCT 10 15:26

This instrument prepared by:
Alexandra J. Sanchez, Esq.
Blaxberg, Grayson, Kukoff & Segal, P.A.
25 S.E. Second Avenue, Suite 730
Miami, Florida 33131

DOCSTPDEE 3,300.00 BURTX 2,475.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

Property Appraisers Parcel
Identification (Folio) Number(s):
03-4108-009-0060

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heir, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE, made this 6th day of October, A.D. 2000 BETWEEN TAMIAMI PROPERTIES, INC., a Florida corporation, of the County of Miami-Dade, in the State of Florida (party of the first part), and EIGHT STREET PROPERTY, INC., a Florida Corporation, of the County of Miami-Dade in the State of Florida, whose post office address is 3980 S.W. 8th St., Miami, FL (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, successors, and assigns forever, the following described land, situate, and being in the County of Miami-Dade, State of Florida, to-wit:

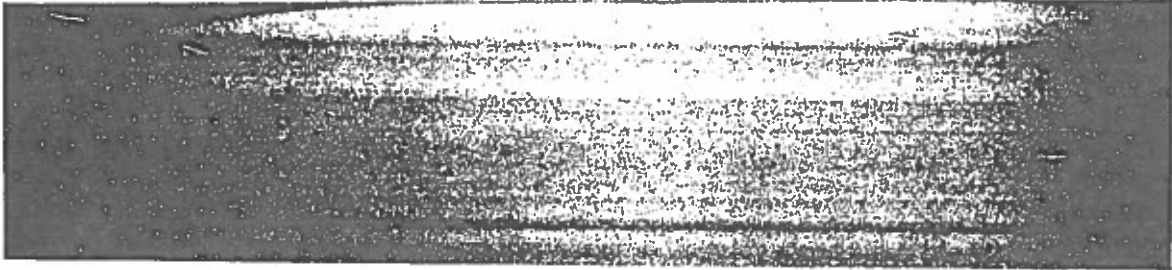
Lots 9 and 10, Block 1, REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION, according to the Plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO:

1. Taxes for the year 2000 and subsequent years, not yet due and payable.
2. Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.
3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision.
4. Public utility easements of record.

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

1050



OFF. REC. 1931303023

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

TAMIAMI PROPERTIES, INC., a Florida corporation

F. Santa Cruz
Print Name: FERNANDO Santa Cruz Pacheco
Zoila R. Rosales
Print Name: ZOILA R. ROSALES

By: [Signature]
Print Name: Felipe A. Valls, Jr.
Its: President
Address: 3663 SW 8 Street, PH
Miami, FL 33135

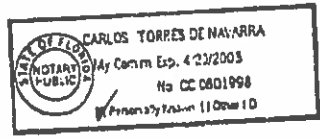
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared FELIPE A. VALLS, JR., as President of TAMIAMI PROPERTIES, INC., a Florida corporation, who is personally known to me to be the person described in and who executed the foregoing instrument or who has produced _____ as identification and who swore and acknowledged before me that she executed the same on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of October, 2000.

Carlos Torres de Navarra
NOTARY PUBLIC, State of Florida
Print Name: _____
My Commission Expires: _____

DED2.RE\109-76\sanchez\1437



RECORDED IN OFFICIAL RECORDS BOOK OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT



Detail by Entity Name

Florida Profit Corporation

EIGHT STREET PROPERTY, INC.

Filing Information

Document Number	P00000069301
FEI/EIN Number	65-1046161
Date Filed	07/20/2000
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	03/09/2010
Event Effective Date	NONE

Principal Address

917 ALBERCA ST
CORAL GABLES, FL 33134

Changed: 04/28/2014

Mailing Address

917 ALBERCA ST
CORAL GABLES, FL 33134

Changed: 04/28/2014

Registered Agent Name & Address

PUIG, RAFAEL
917 ALBERCA ST
CORAL GABLES, FL 33134

Name Changed: 07/29/2005

Address Changed: 04/28/2014

Officer/Director Detail

Name & Address

Title PD

PUIG, RAFAEL

917 ALBERCA ST
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2014	04/28/2014
2015	04/10/2015
2016	02/29/2016

Document Images

02/29/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/09/2013 -- ANNUAL REPORT	View image in PDF format
02/20/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
03/09/2010 -- REINSTATEMENT	View image in PDF format
01/14/2008 -- ANNUAL REPORT	View image in PDF format
02/09/2007 -- ANNUAL REPORT	View image in PDF format
02/24/2006 -- ANNUAL REPORT	View image in PDF format
07/29/2005 -- Reg. Agent Change	View image in PDF format
07/29/2005 -- Off/Dir Resignation	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
03/29/2004 -- ANNUAL REPORT	View image in PDF format
04/09/2003 -- ANNUAL REPORT	View image in PDF format
05/24/2002 -- ANNUAL REPORT	View image in PDF format
11/09/2001 -- ANNUAL REPORT	View image in PDF format
07/20/2000 -- Domestic Profit	View image in PDF format



CFN 2013R0670267
 OR Bk 28787 Pgs 3633 - 3636 (4pgs)
 RECORDED 08/23/2013 11:16:33
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

**CITY OF CORAL GABLES
 FINANCE DEPARTMENT
 MIAMI-DADE COUNTY, FLORIDA**

SPECIAL ASSESSMENT LIEN

THE CITY OF CORAL GABLES

 vs.
EIGHT STREET PROPERTY INC
03-4108-009-0060


DEBT INCURRED AT:
3980 SW 8 ST
DATE OF INVOICE: 8/19/2013
172755+001, 172755+002

The City of Coral Gables' Finance Department has determined that the above referenced property has defaulted on payment of Solid Waste Fees due and owed in accordance with Article 3, Division 4, Section 54-181 of the City of Coral Gables' Code of Ordinances. Said default is currently a debt due to the City of Coral Gables pursuant to Article 3, Division 4, Section 54-191 of the City of Coral Gables' Code of Ordinances.

Pursuant to Section 54-191 of the City of Coral Gables' Code of Ordinances, a certified copy of the delinquent invoice delineating the debt due to the City of Coral Gables shall be recorded in the Public Records of Miami-Dade County, Florida and thereafter shall constitute a lien against the premises to the same extent and character as a lien for special assessments, and with the same penalties, and with the same rights of collection, foreclosure, sale and forfeiture as obtained for special assessment liens, which lien shall further accrue interest at the rate of six percent (6%) per annum from the date the same became a debt due the city, against the following described property:

LOTS 9 & 10; BLOCK 1; CORAL GABLES DOUGLAS SEC; as recorded in Plat Book 25; Page 69; in the Public Records of Dade County, Florida.

DATED in Coral Gables, Miami Dade County, Florida on this 21st day of August 2013.

BY: 

 Seepersaud Chircut
 City Treasurer
 City of Coral Gables

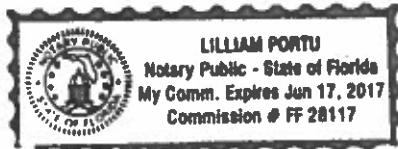


172755+001, 172755+002

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

The foregoing instrument was acknowledged before me this 21st day of August 2013 by Seepersaud Chircut, who is personally known to me.

My Commission Expires:



Lillian Porta
NOTARY PUBLIC, STATE OF FLORIDA



**CITY OF
CORAL GABLES**

Finance Department Collection Division
PO Box 141549
Coral Gables, FL 33114-1549
305-460-5301

Messages

This invoice statement includes Waste Collection Fees for residences that are payable in advance for garbage and trash services or unpaid refuse charges for accounts serviced by Waste Management. ****IMPORTANT**** - Please see reverse side for terms and conditions.

Account Information

Customer Number: 172755+001
Service Location: 3980 SW 8 ST
Billing Date: 8/19/2013
Due Date:
Last Payment Date:
Previous Balance: 173.55
Payments:
Current Charges: 1.46
Adjustments:
Total Due: 175.01

EIGHT STREET PROPERTY INC
2300 CORAL WAY
200
MIAMI FL 33145

*If total due includes past due balance, service is subject to additional charges.

Billing Details

Account #: 4108-009-0060-000 3980 SW 8 ST -

Interest		
	Interest Charge on Past Due Balance.....	0.73
	Interest Charge on Past Due Balance.....	0.73
Total Current Charges.....		1.46

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. MAKE CHECK PAYABLE TO: CITY OF CORAL GABLES

Customer Number: 172755+001
Service Location: 3980 SW 8 ST
Billing Date:
Due Date:

AMOUNT DUE 175.01
Total amount due by
AMOUNT ENCLOSED \$ _____



City of Coral Gables
Finance Dept. Collection Division
PO Box 141549
Coral Gables, FL 33114-1549



EIGHT STREET PROPERTY INC
2300 CORAL WAY
200
MIAMI FL 33145



**CITY OF
CORAL GABLES**

Finance Department Collection Division
PO Box 141549
Coral Gables, FL 33114-1549
305-460-5301

Messages

This invoice statement includes Waste Collection Fees for residences that are payable in advance for garbage and trash services or unpaid refuse charges for accounts serviced by Waste Management. ****IMPORTANT**** - Please see reverse side for terms and conditions.

Account Information

Customer Number: 172755+002
Service Location: 3980 SW 8 ST
Billing Date: 8/19/2013
Due Date:
Last Payment Date:
Previous Balance: 691.46
Payments:
Current Charges: 5.88
Adjustments:
Total Due: 697.34

EIGHT STREET PROPERTY INC
2300 CORAL WAY
200
MIAMI FL 33145

*If total due includes past due balance, service is subject to additional charges.

Billing Details

Account #: 4108-009-0060-001 3980 SW 8 ST -- EL GLADIOLO FLORIST

Interest		
Interest Charge on Past Due Balance.....		2.94
Interest Charge on Past Due Balance.....		2.94
Total Current Charges.....		5.88

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. MAKE CHECK PAYABLE TO: CITY OF CORAL GABLES

Customer Number: 172755+002
Service Location: 3980 SW 8 ST
Billing Date:
Due Date:

AMOUNT DUE 697.34
Total amount due by
AMOUNT ENCLOSED \$ _____



City of Coral Gables
Finance Dept. Collection Division
PO Box 141549
Coral Gables, FL 33114-1549



EIGHT STREET PROPERTY INC
2300 CORAL WAY
200
MIAMI FL 33145



CFN 2012R0553038
OR Bk 28218 Pgs 3372 - 3374; (3pgs)
RECORDED 08/07/2012 12:02:29
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

NOTICE OF LIEN
CITY OF CORAL GABLES
CORAL GABLES, FLORIDA

CITY OF CORAL GABLES
PETITIONER

TICKET # T41157/CE-12-02-7228
Address: 3980 SW 8 STREET
(GOLDEN AIRCHARTERS)

VS.

EIGHT STREET PROPERTY INC
RESPONDENT

Pursuant to Section 101-187 of the City of Coral Gables Code of Ordinances, notice is hereby given that Uniform Civil Violation Notice, issued by Kimberley Springmyer, Code Enforcement Officer for the City of Coral Gables, alleging a violation of Section 5-1901 Zoning Code, City of Coral Gables Zoning Code, remains unpaid. Notice is hereby given to all prospective purchasers, assigns, etc, that there has been assessed, against the below described property, and person/business named above, civil penalties, administrative investigations and recording costs in the amount of \$5,308.75 which remain unpaid.

By the virtue of the above mentioned law, this amount constitutes a lien, in favor of the City of Coral Gables, upon the title to and interest in, whether legal or equitable, the property described below. Said lien shall be prior in dignity to all other liens, excepting County taxes and taxes and liens of equal dignity therewith. The City of Coral Gables may foreclose or otherwise execute on the lien as provided for by law.

The Claim of Lien is recorded against the following property:

Lot 9 & 10 , Block 1, Coral Gables Douglas Sec, recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida.

DATED THIS 19TH DAY OF JULY, 2012.

By: Martha S. Delgado
Martha S. Delgado
Building and Zoning Department

CITY OF CORAL GABLES):
):
COUNTY OF MIAMI-DADE):

BEFORE ME, The undersigned authority personally appeared Martha S. Delgado, who after being dully sworn under oath deposes and states that she is a Clerk for the City of Coral Gables and has executed the foregoing Notice of Lien.

The foregoing instrument was acknowledged before me this 19th day of JULY, 2012 by Martha S. Delgado who is personally known to me.

My commission expires:

Terril L. Sheppard
Notary Public, State of Florida

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



[Signature]

CRAIG E. LEEN, CITY ATTORNEY

CORAL GABLES, FLORIDA
CIVIL VIOLATION NOTICE
 CC-12-02-7228
 NO. T 41157

ISSUED: 2/14/12 11:51 PM DEPT./DIV. CAS CE I.D. NO. 5018
 NAME OF VIOLATOR(S): 2614T STREET PROPERTY, INC
 FOLLOWING ADDRESS OF VIOLATOR (Street, City, State, and Zip): 2300 CORAL WAY # 200 AMI, FL 33145
 PREVIOUSLY CITED: 2/11/12 + 2/14/12
 DRIVER'S LICENSE #

VEHICLE MAKE, MODEL, COLOR, TAG, STATE
 NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE 2/14/12 AT 11:51 AM/A VIOLATION OF SECTION 5-1901 OF THE ZONING CODE WAS OBSERVED

DESCRIPTION OF VIOLATION: MAINTAINING TEMPORARY IS OVER 20 INCHES IN SIDE FRONT YARDS, + MORE THAN 2 SIGNS

LOCATION OF VIOLATION: 3980 SW 8 ST (GARDEN ARCHWAY)

SHALL PAY THE CIVIL PENALTY OF \$ 100 PER DAY AND CORRECT THE VIOLATION ON 2/14/12 OR YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE INSPECTOR ON OR 03/05/12 (See Instructions On Reverse Side)

YOU ARE TO PAY CIVIL PENALTY AND CORRECT VIOLATIONS OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATES SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. 1 DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

BY KNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE, I UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

INSPECTOR: KIMBERLEY A. SPRINGMYER 305-460-5733 DATE: 2/14/12
 METHOD: PERSON MAIL X POSTING X

CITY OF CORAL GABLES
 CODE ENFORCEMENT OFFICER
 KIMBERLEY A. SPRINGMYER

PHONE: 9171082133 3932 6150 8387

TICKET # T41157

#: 12-02-7228

DATE ISSUED: 2/14/12

USED TO: 2614T Street

Party Name

CODE & SECTION: 5-1901 ZC

REASON: Large Sign

2 large & too many

102599-02-14-11
 Domestic Return Receipt
 91 7108 2133 3932 6150 8387
 Article Number (transfer from service label)
 PS Form 3811, February 2004

I, KIMBERLEY A. SPRINGMYER, DO HEREBY SWEAR & AFFIRM THAT I POSTED THE AFORESAID CITATION AT THE ADDRESS OF:

3980 SW 8 St

ON: 2/14/12 AT: 11:51 P

SIGNATURE OF OFFICER

ACKNOWLEDGED BEFORE ME THIS ___ DAY

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

SIGNATURE OF NOTARY

I, HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office.

Date: 7-18-12

Clerk of the Code Enforcement Board

DR BK 28218 PG 3374
 LAST PAGE



CFN 2012R0525271
OR Bk 28203 Pgs 3310 - 3312; (3pgs)
RECORDED 07/26/2012 08:40:52
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

NOTICE OF LIEN
CITY OF CORAL GABLES
CORAL GABLES, FLORIDA

CITY OF CORAL GABLES
PETITIONER

TICKET # T41156/CE-12-02-7216
Address: 3980 SW 8 STREET

VS.

EIGHT STREET PROPERTY INC
RESPONDENT

Pursuant to Section 101-187 of the City of Coral Gables Code of Ordinances, notice is hereby given that Uniform Civil Violation Notice, issued by Kimberley Springmyer, Code Enforcement Officer for the City of Coral Gables, alleging a violation of Section 54-29 City Code, City of Coral Gables Code of Ordinances, remains unpaid. Notice is hereby given to all prospective purchasers, assigns, etc, that there has been assessed, against the below described property, and person/business named above, civil penalties, administrative investigations and recording costs in the amount of \$708.75 which remain unpaid.

By the virtue of the above mentioned law, this amount constitutes a lien, in favor of the City of Coral Gables, upon the title to and interest in, whether legal or equitable, the property described below. Said lien shall be prior in dignity to all other liens, excepting County taxes and taxes and liens of equal dignity therewith. The City of Coral Gables may foreclose or otherwise execute on the lien as provided for by law.

The Claim of Lien is recorded against the following property:

Lot(s) 9 & 10, Block 1, Coral Gables Douglas Sec, recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida.

DATED THIS 29th DAY OF June, 2012.

By: *Martha S. Delgado*
Martha S. Delgado
Building and Zoning Department

CITY OF CORAL GABLES):
):
COUNTY OF MIAMI-DADE):

BEFORE ME, The undersigned authority personally appeared Martha S. Delgado, who after being dully sworn under oath deposes and states that she is a Clerk for the City of Coral Gables and has executed the foregoing Notice of Lien.

The foregoing instrument was acknowledged before me this 29th day of June, 2012 by Martha S. Delgado who is personally known to me.

My commission expires:

Terril L. Sheppard
Notary Public, State of Florida



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

A handwritten signature in cursive script, appearing to read "C. Leen", written over a horizontal line.

CRAIG E. LEEN, CITY ATTORNEY

CORAL GABLES, FLORIDA
CIVIL VIOLATION NOTICE

OR BK 28203 PG 3312
LAST PAGE

CITY OF CORAL GABLES
CODE ENFORCEMENT OFFICER
KIMBERLEY A SPRINGMYER

NO. T 41156

L 91 7108 2133 3932 6150 8389

DATE ISSUED: 2/14/12 TIME: 11:09 AM CODE INSPECTOR: KAS DEPT./DIV.: CE I.D. NO.: 5008

NAME OF VIOLATOR(S): EIGHT STREET PROPERTY, INC. FOLIO#: 380 SW 8 ST

REPEAT VIOLATOR: YES NO

MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip): 2800 CORAL WAY, #300 MIAMI, FL 33145

WARNING TICKETS: 3/9/11, 4/4/11, 4/14/11, 2/8/12

VIOLATION: TRASH & DEBRIS MOST REMOVED; DEAD FOLIAGE BY IMPSTER & PAPERS ETC ON RIGHT WAY

LOCATION OF VIOLATION: 380 SW 8 ST

TICKET # 741156

CE #: 12-02 7214

DATE ISSUED 2/14/12

ISSUED TO: Eight Street Property Inc

CODE & SECTION: 54.29 CC

VIOLATION: JRA

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE
2/14/12 AT 11:09 AM A VIOLATION OF SECTION
24.29 OF THE
CITY CODE WAS OBSERVED

DESCRIPTION OF VIOLATION: TRASH & DEBRIS MOST REMOVED; DEAD FOLIAGE BY IMPSTER & PAPERS ETC ON RIGHT WAY

YOU SHALL PAY THE CIVIL PENALTY OF \$ 200 PER DAY AND CORRECT THE VIOLATION ON
2/14/12 OR YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE INSPECTOR ON OR
03/05/12 (See Instructions On Reverse Side)

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATIONS OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATES SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. 30 DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL CIVIL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

YOUR KNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE, YOUR UNDERSTANDING THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

DATE: 2/14/12

DATE: 2/14/12

PERSON MAIL POSTING

ON: 2/14/12 AT: 11:09 am

[Signature]

SIGNATURE OF OFFICER

ACKNOWLEDGED BEFORE ME THIS _____ DAY

PRINT NAME: _____ STATE OF FLORIDA COUNTY OF MIAMI-DADE

SIGNATURE OF NOTARY

I, HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office.

Date: 02-29-12

[Signature]

Clerk of the Code Enforcement Board



CFN 2012R0474257
OR Bk 28176 Pgs 3842 - 3844; (3pgs)
RECORDED 07/06/2012 10:36:04
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

NOTICE OF LIEN
CITY OF CORAL GABLES
CORAL GABLES, FLORIDA

CITY OF CORAL GABLES
PETITIONER

TICKET # T41151/CE-12-02-6848
Address: 3980 SW 8 STREET
(GOLDEN ARCHARTERS)

VS.

EIGHT STREET PROPERTY INC
RESPONDENT

Pursuant to Section 101-187 of the City of Coral Gables Code of Ordinances, notice is hereby given that Uniform Civil Violation Notice, issued by Kimberley Springmyer Code Enforcement Officer for the City of Coral Gables, alleging a violation of Section 5-1901 Zoning Code, City of Coral Gables Zoning Code, remains unpaid. Notice is hereby given to all prospective purchasers, assigns, etc, that there has been assessed, against the below described property, and person/business named above, civil penalties, administrative investigations and recording costs in the amount of \$208.75 which remain unpaid.

By the virtue of the above mentioned law, this amount constitutes a lien, in favor of the City of Coral Gables, upon the title to and interest in, whether legal or equitable, the property described below. Said lien shall be prior in dignity to all other liens, excepting County taxes and taxes and liens of equal dignity therewith. The City of Coral Gables may foreclose or otherwise execute on the lien as provided for by law.

The Claim of Lien is recorded against the following property:

Lot(s) 9 & 10, Block 1, Coral Gables Douglas Sec, recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida.

DATED THIS 18TH DAY OF JUNE, 2012.

By: Martha S. Delgado
Martha S. Delgado
Code Enforcement

CITY OF CORAL GABLES):
):
COUNTY OF MIAMI-DADE):

BEFORE ME. The undersigned authority personally appeared Martha S. Delgado, who after being dully sworn under oath deposes and states that she is a Clerk for the City of Coral Gables and has executed the foregoing Notice of Lien.

The foregoing instrument was acknowledged before me this 18TH day of JUNE, 2012 by Martha S. Delgado who is personally known to me.

My commission expires:

Terril L. Sheppard
Notary Public, State of Florida



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Craig E. Leen
CRAIG E. LEEN, CITY ATTORNEY

CITY OF CORAL GABLES
CODE ENFORCEMENT OFFICER
KIMBERLEY A SPRINGMYER

91 7108 2133 3932 6150 8280

FLORIDA
CIVIL VIOLATION NOTICE

CE-1202-6848
NO. T 41151

ISSUED: 2/9/12 TIME: 10:30am CODE INSPECTOR: KAS DEPT./DIV.: CE LD. NO.: 5008
NAME OF VIOLATOR(S): Eight Street Property, Inc.
ADDRESS: 305 Coral Way # 200 Miami, FL 33145
DATE ISSUED: 2/11/12
DRIVER'S LICENSE:

TYPE: _____ MODEL: _____ COLOR: _____ TAG: _____ STATE: _____
THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE: 2/10/12 AT 10:30 AM A VIOLATION OF SECTION 5-1901 OF THE Zoning Code WAS OBSERVED

DESCRIPTION OF VIOLATION: maintaining temporary S over 250 square inches; if no re-tran 2 signs (1 per window) re-tran has 3 signs.
LOCATION OF VIOLATION: 3980 SW 8 ST. (Golden Airmarkets)

SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON OR BEFORE 02/09/12 OR YOU MAY REQUEST AN INSTRUCTIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE INSPECTOR ON OR 02/21/12 (See Instructions On Reverse Side)

IF YOU FAIL TO PAY CIVIL PENALTY AND CORRECT VIOLATIONS OR FILE A REQUEST FOR INSTRUCTIVE HEARING BY THE DATES SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

OR: _____ DATE: 2/9/12
INSPECTOR: Kimberley 305-460-5273
PERSON: _____ MAIL: X POSTING: _____

OF _____

TICKET # 24151
CE #: 12-02-6848
DATE ISSUED 2/11/12
ISSUED TO: Eight Street Property, Inc.
CODE & SECTION: 5-1901 ZC

VIOLATION: SMT - over 250 sq. inches, more than 2 signs

I, KIMBERLEY A. SPRINGMYER, DO HEREBY SWEAR & AFFIRM THAT I POSTED THE AFORESAID CITATION AT THE ADDRESS OF:

ON: _____ AT: _____
SIGNATURE OF OFFICER: *Kimberley A. Springmyer*

ACKNOWLEDGED BEFORE ME THIS _____ DAY

PRINT NAME: _____ SIGNATURE OF NOTARY: _____

I, HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office.

Date: 02-18-12
Heather S. Selgele
Clerk of the Code Enforcement Board

CFN 2012R0525382
OR Bk 28203 Pgs 3586 - 3588 (3pgs)
RECORDED 07/26/2012 08:53:49
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

NOTICE OF LIEN
CITY OF CORAL GABLES
CORAL GABLES, FLORIDA

CITY OF CORAL GABLES
PETITIONER

TICKET # T46050/CE-12-02-6800
Address: 3980 SW 8 STREET

VS.

EIGHT STREET PROPERTY INC
RESPONDENT

Pursuant to Section 101-187 of the City of Coral Gables Code of Ordinances, notice is hereby given that Uniform Civil Violation Notice, issued by Kimberley Springmyer, Code Enforcement Officer for the City of Coral Gables, alleging a violation of Section 54-29 City Code, City of Coral Gables Code of Ordinances, remains unpaid. Notice is hereby given to all prospective purchasers, assigns, etc, that there has been assessed, against the below described property, and person/business named above, civil penalties, administrative investigations and recording costs in the amount of \$308.75 which remain unpaid.

By the virtue of the above mentioned law, this amount constitutes a lien, in favor of the City of Coral Gables, upon the title to and interest in, whether legal or equitable, the property described below. Said lien shall be prior in dignity to all other liens, excepting County taxes and taxes and liens of equal dignity therewith. The City of Coral Gables may foreclose or otherwise execute on the lien as provided for by law.

The Claim of Lien is recorded against the following property:

Lot(s) 9 & 10, Block 1, Coral Gables Douglas Sec, recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida.

DATED THIS 29th DAY OF June, 2012.

By: Martha S. Delgado
Martha S. Delgado
Building and Zoning Department

CITY OF CORAL GABLES):
):
COUNTY OF MIAMI-DADE):

BEFORE ME, The undersigned authority personally appeared Martha S. Delgado, who after being dully sworn under oath deposes and states that she is a Clerk for the City of Coral Gables and has executed the foregoing Notice of Lien.

The foregoing instrument was acknowledged before me this 29th day of June, 2012 by Martha S. Delgado who is personally known to me.

My commission expires:

Terril L. Sheppard
Notary Public, State of Florida



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

A handwritten signature in black ink, appearing to read "C. Leen", written over a horizontal line.

CRAIG E. LEEN, CITY ATTORNEY

**CORAL GABLES, FLORIDA
CIVIL VIOLATION NOTICE**

CE-12-02-6800
NO. T 46050

DR BK 28203 PG 3588
LAST PAGE
CITY OF CORAL GABLES
CODE ENFORCEMENT OFFICER
KIMBERLEY A SPRINGMYER

91 7108 2133 3932 6150 8273

DATE ISSUED: 2/08/12 TIME: 1:24pm CODE INSPECTOR: KAS DEPT./DIV: CE I.D. NO: 9058
 NAME OF VIOLATOR(S): EIGHT STREET PROPERTY INC FOLIO#: 312011, 41411
 2300 CORAL WAY #200 REPEAT VIOLATOR: YES X NO
 MIAMI, FL 33145
 MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip): ARANES 3911 TICKET 312011, 41411
 DRIVER'S LICENSE #

MAKE MODEL COLOR TAG STATE

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE: 2/08/12 AT 1:24 AM WITH A VIOLATION OF SECTION 21-29 OF THE CITY CODE WAS OBSERVED

DESCRIPTION OF VIOLATION: TRASH (DEAD FOLIAGE) NOT BE REMOVED FROM PROPERTY

LOCATION OF VIOLATION: 3980 SW 8 ST

YOU SHALL PAY THE CIVIL PENALTY OF \$ 2000 AND CORRECT THE VIOLATION ON OR BEFORE 02/08/12 OR YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE INSPECTOR ON OR BEFORE 02/08/12 (See Instructions On Reverse Side)

AGREE TO PAY CIVIL PENALTY AND CORRECT VIOLATIONS OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATES SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR: SPINTECH 35460-573 DATE: 2/12/12
 CODE INSPECTOR: DATE: POSTING: X

OF _____

TICKET # T 46050
 CE #: 12-02-6800
 DATE ISSUED 2/8/12
 ISSUED TO: Eight Street Property Inc
 CODE & SECTION: 21-29 CC
 VIOLATION: TRASH

I, KIMBERLEY A. SPRINGMYER, DO HEREBY SWEAR & AFFIRM THAT I POSTED THE AFORTIONED CITATION AT THE ADDRESS OF: 3980 SW 8 ST
 ON: 2/8/12 AT: 1:24p
 SIGNATURE OF OFFICER

WLEDGED BEFORE ME THIS ____ DAY

STATE OF FLORIDA COUNTY OF MIAMI-DADE
 PRINT NAME _____ SIGNATURE OF NOTARY _____
 I, HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office.
 Date: 02-29-12
 Clerk of the Code Enforcement Board