



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: 5/16/16

CASE NO.: 16-4742

BUILDING ADDRESS: 222 Phoenetia Ave

FOLIO NUMBER: 03-4108-009-1710

OWNER: RSHB LLC

USE: Multifamily

OF LIVING UNITS: 8

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

4/29/16 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 a 40/10 Year Recertification Report within ninety (90) days of the Board's Order; B. Fines be imposed if property is not recertified within the ninety (90) day deadline.

PERMIT ACTIVITY: No permits

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



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	03-4108-009-1710
Property Address:	222 PHOENETIA AVE Coral Gables, FL 33134-3234
Owner	RSHB LLC
Mailing Address	2000 PONCE DE LEON BLVD STE 651 CORAL GABLES, FL 33134 USA
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 8 / 0
Floors	2
Living Units	8
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,478 Sq.Ft
Lot Size	8,250 Sq.Ft
Year Built	1925



Assessment Information			
Year	2015	2014	2013
Land Value	\$536,250	\$412,500	\$412,500
Building Value	\$315,503	\$256,940	\$51,388
XF Value	\$0	\$0	\$0
Market Value	\$851,753	\$669,440	\$463,888
Assessed Value	\$851,753	\$510,276	\$463,888

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		\$159,164	

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

Short Legal Description
CORAL GABLES DOUGLAS SEC PB 25-69 LOT 4 & E25FT OF LOT 3 BLK 19 LOT SIZE 75.000 X 110 OR 16472-1216 0694 4 COC 22653-0559 09 2004 6

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$851,753	\$510,276	\$463,888
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$851,753	\$669,440	\$463,888
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$851,753	\$510,276	\$463,888
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$851,753	\$510,276	\$463,888

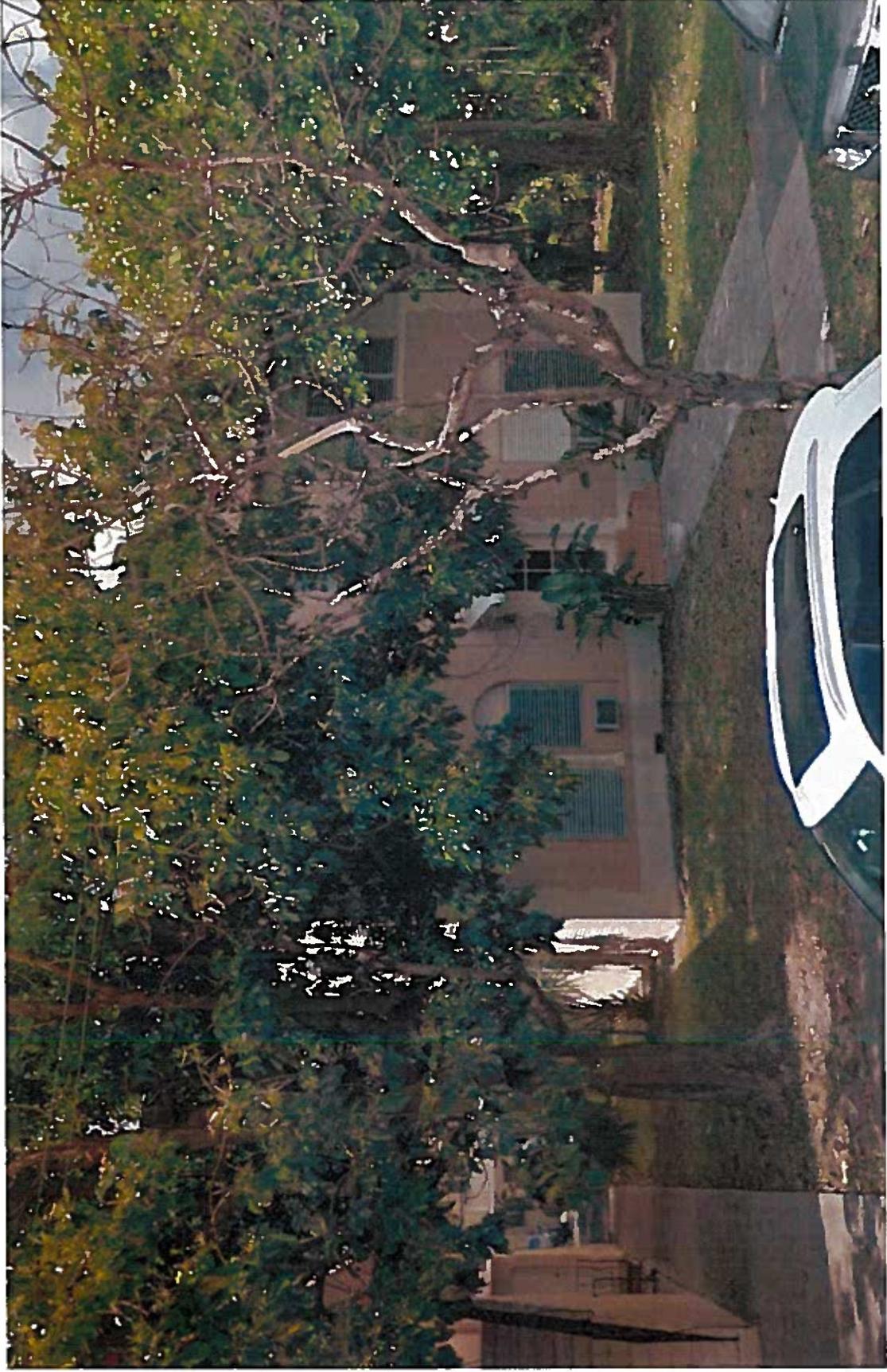
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/23/2015	\$100	29478-3864	Corrective, tax or QCD; min consideration
11/24/2014	\$1,650,000	29407-3169	Qual on DOS, multi-parcel sale
05/21/2010	\$695,000	27298-0780	Qual by exam of deed
09/01/2004	\$675,000	22653-0559	Other 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

222 PHOENETIA AVE





Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-10-03-3472	03/08/2010	222 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT4052 SEC CH 54-153 (DAY) CC TRASH OUT 4 DAYS PRIOR TO SCHEDULED PICK UP, MUST REMOVE.	final	03/08/2010	03/09/2010	0.00
CE-10-03-3474	03/08/2010	222 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT4053 SEC CH 54-154 (DOP) CC PLACED TRASH IN FRONT OF 230 PHOENETIA, MAY ONLY PLACE TRASH IN FRONT OF 222 PHOENETIA.	final	03/08/2010	03/09/2010	0.00
CE-10-04-4016	04/13/2010	222 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (222 PHOENETIA AVE.)	final	04/16/2010	04/16/2010	0.00
CE-10-09-4702	09/20/2010	222 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (222 PHOENETIA AVE.)	final	09/22/2010	09/22/2010	0.00
CE-10-12-4314	12/15/2010	222 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT8844 SEC 54-153 CC (DAY) TRASH ON SWALE 2 DAYS PRIOR TO SCHEDULED P/U.	final	12/15/2010	12/15/2010	0.00
CE-10-12-4316	12/15/2010	222 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT8845 SEC 54-154 CC (DOP) TRASH PLACED IN SWALE OF 230 PHOENETIA - PROHIBITED. MUST REMOVE. MAY ONLY PLACE TRASH IN FRONT OF 222 PHOENETIA.	final	12/15/2010	12/15/2010	0.00
CE-11-09-6680	09/20/2011	222 PHOENETIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41111 SEC 54-153 CITY CODE (DAY) TRASH ON RIGHT OF WAY 3 DAYS PRIOR TO SCHEDULED PICK UP - APT 1 - MUST REMOVE - PREVIOUS WARNING 12/15/10	final	09/20/2011	11/07/2011	0.00
CE-11-09-6681	09/20/2011	222 PHOENETIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41112 SEC 54-154 CITY CODE (DOP) TRASH ON RIGHT OF WAY ABUTTING 230 PHOENETIA - APT 1 - MUST REMOVE - PREVIOUS WARNING ISSUED 12/15/10	final	09/20/2011	07/27/2012	0.00
CE-11-10-5991	10/04/2011	222 PHOENETIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41124 SEC 54-153 CITY CODE (DAY) TRASH ON RIGHT OF WAY 3 DAYS PRIOR TO SCHEDULED P/U (APT 1). PREVIOUSLY CITED 12/15/10, & 9/20/11	final	10/04/2011	04/27/2012	0.00
CE-11-10-5992	10/04/2011	222 PHOENETIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41125 SEC 54-154 CITY CODE (DOP) PLACED TRASH ON RIGHT OF WAY ABUTTING 230 PHOENETIA AVE (APT 1). MUST REMOVE. PREVIOUSLY CITED 12/15/10 & 9/20/11	final	10/04/2011	04/27/2012	0.00

CITY'S

EXHIBIT

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CE-11-11-6254	11/23/2011	222 PHOENETIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41039 SEC 54-153 CITY CODE (DAY) TRASH ON RIGHT OF WAY 2 DAYS PRIOR TO SCHEDULED P/U - HOUSEHOLD GARBAGE MAY NEVER BE PLACED ON RIGHT OF WAY. MUST REMOVE. PREVIOUSLY CITED 12/15/10, 9/20/11 & 10/4/11	final	11/23/2011	04/26/2012	0.00
CE-11-11-6255	11/23/2011	222 PHOENETIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41040 SEC 54-154 CITY CODE (DOP) APT 1 PLACED TRASH ON RIGHT OF WAY ABUTTING 230 PHOENETIA AVE. MUST REMOVE. PREVIOUSLY CITED 3/8/10, 12/15/10, 9/20/11, 11/23/11, & 10/4/11	final	11/23/2011	06/18/2012	0.00
CE-12-07-1721	07/27/2012	222 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/30/2012	07/30/2012	0.00
CE-13-05-1167	05/20/2013	222 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT11832 54-27 CITY CODE (SOP) GARAGE SALE SIGN PLACED ON POLE ON PONCE/SW 8 ST CERT MAIL 91 7108 2133 3932 6023 5149	final	05/20/2013	05/20/2013	0.00
CE-14-09-3166	09/24/2014	222 PHOENETIA AVE	CODE ENF WARNING PROCESS	POSTED TRASH/PROPERTY MAINTENANCE NOTICE	final	09/24/2014	09/24/2014	0.00
CE-14-11-4349	11/18/2014	222 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/26/2014	11/26/2014	0.00
PS-14-05-2628	05/08/2014	222 PHOENETIA AVE	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE DEAD GUMBO LIMBO TREE	final	05/08/2014	05/08/2014	0.00
PS-15-04-4164	04/07/2015	222 PHOENETIA AVE	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE DEAD GUMBO LIMBO TREE	final	04/07/2015	04/07/2015	0.00
PU-15-01-1261	01/28/2015	222 PHOENETIA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 1277	final	01/28/2015	01/28/2015	0.00
PU-15-02-0444	02/09/2015	222 PHOENETIA AVE	PUBLIC RECORDS SEARCH	REQ A CD COPY OF PERMITS 1277 18204	final	02/09/2015	02/09/2015	0.00
RC-16-01-2717	01/26/2016	222 PHOENETIA AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-4742 UNSAFE STRUCTURES FEE	approved			600.00
ZN-14-10-2441	10/08/2014	222 PHOENETIA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS SW 6093 FAMILIER BEIGE (BEIGE) AND TRIM AND DOORS SW 6364 EGGWHITE (OFFWHITE) \$2000	final	10/24/2014	11/25/2014	0.00
ZV-10-09-4871	09/22/2010	222 PHOENETIA AVE	ZONING LETTER VERIFICATION	ZONING VERIFICATION LETTER FOR THE PROPERTY LOCATED AT 222 PHOENETIA AVE (FOLIO#0341080091710)	final	09/22/2010	09/22/2010	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 Saizedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

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

Occupant Name:	222 Phoenetia Ave. Apartments - 8 units	Inspection Date:	3/7/2016, 3/23/2016
Address:	222 Phoenetia Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

FL NFPA 101 13
Floor 1

Tactical

4.6.12.1 Fire Alarm system tagged and free of trouble conditions
Fire alarm system must have a current Tag and free of troubles.
Failure to certify Fire Alarm system for the year.

Fire extinguishers

9.7.4.1 Excerpt: Where required by the provisions of another section of...
Provide one 2A10BC for every 1,500SF ordinary hazard or 75 feet travel distance. Serviced and tagged annually.
Failure to certify fire extinguishers for the year.
OK Violation cleared on 3/23/2016

Floor 2

Emergency lights

7.9.3.1 Excerpt: Required emergency lighting systems shall be tested in accordance...
Maintain emergency lights in approve working condition. Provide means of testing emergency lights.
Second floor emergency lighting needs repair or replacement.

NFPA 72 07
Floor 1

CITY'S

EXHIBIT

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Chapter 10 Inspection, Testing, and Maintenance

10.2.1.1 Is the fire alarm system tagged and all system is normal?

Performance Verification.

To ensure operational integrity, the fire alarm system shall have an inspection, testing, and maintenance program. Inspection, testing, and maintenance programs shall satisfy the requirements of this Code, shall conform to the equipment manufacturer's published instructions, and shall verify correct operation of the fire alarm system.

Coral Gables Code of Ordinance

Floor 1

Coral Gables Sec. 14-146

14-146 Business License displayed

Display current City of Coral Gables Business Tax License per city ordinance Sec. 14-146

Inspector Comments:

Posted notice of violation building by mailboxes on 3-8-16. Picture taken.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Company Representative: Signature on file
No Signature
3/7/2016

Inspector: Signature on file
Leonard Veight
3/7/2016

Company Representative: Signature on file
No Signature
3/23/2016

Inspector: Signature on file
Leonard Veight
3/23/2016



The City of Coral Gables

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

4/20/2015

VIA CERTIFIED MAIL

FLORIDA INVESTMENT STRATEGIES 3 L
15 WEST 43 ST #13
NEW YORK , NY 10036

RE: 222 PHOENETIA AVE, Coral Gables, Florida
Folio # 03-4108-009-1710
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1925.

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 report must be furnished to this Department within ninety (90) days from the date of this letter indicating the building meets the requirements of building recertification under the Code. In the event the repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of one hundred fifty (150) days from the date of this letter in which to complete the indicted repairs or modifications.

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state the property meets the requirement for building recertification; no additional documents or photographs are necessary.

The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page Document Preservation Fee must be paid with a check or credit card payable to the "City of Coral Gables," and sent/delivered to:

BUILDING RECERTIFICATION SECTION
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, 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. 16-4742

vs.

RSHB LLC
c/o Marcos Azar
2000 Ponce de Leon Boulevard, Suite 651
Coral Gables, Florida 33134-4422

Return receipt number:

91 7108 2133 3932 7177 0042

Respondent.

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

Date: April 29, 2016

Re: **222 Phoenetia Avenue**, Coral Gables, Florida 33134-3234, and legally described as Lot 4 & E25ft of Lot 3, Block 19, 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 03-4108-009-1710 ("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 May 16, 2016, at 2:00 p.m.

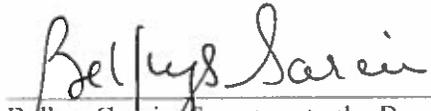
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 16-4742

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 222 Phoenicia Ave. ON 4-29-16
AT 8:50 AM.

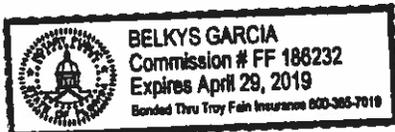
JOSE PAZ
Employee's Printed Name


Employee's Signature

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

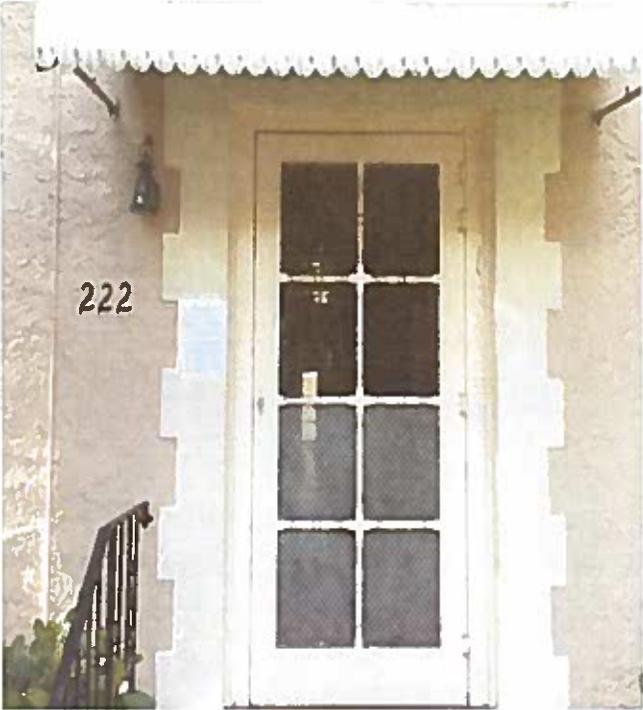
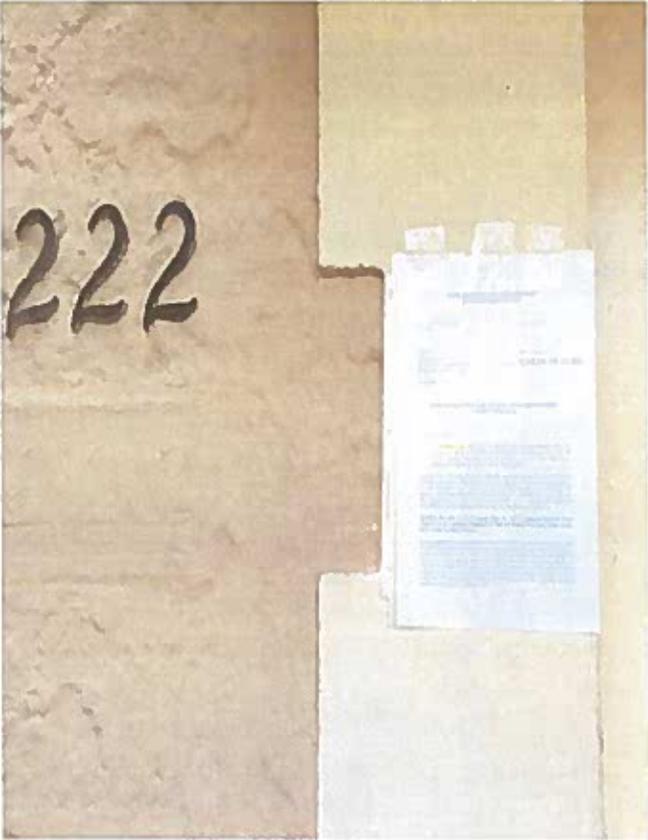
Sworn to (or affirmed) and subscribed before me this 29th day of April, in
the year 20 16, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

222 Phoenetia Avenue





CFN 2015R0053231
 DR Bk 29478 Pgs 3864 - 3865; (2pgs)
 RECORDED 01/27/2015 12:40:36
 DEED DDC TAX 0.60
 SURTAX 0.45
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared By:
 Laura L. Russo, Esq.
 Laura L. Russo, Esq., LLC
 2655 LeJeune Road, Suite PH 2-B
 Coral Gables, FL 33134

Folio No: 03-4108-009-1720 & 03-4108-009-1710

QUITCLAIM DEED

THIS QUIT-CLAIM DEED Executed this 23 day of January, 2015, by Richard R. Souviron and Barbara C. Souviron, husband and wife, Grantor, whose post office address is 218 Phoenetia Avenue & 222 Phoenetia Avenue, Coral Gables, FL 33134, to RSHB, LLC, a Florida limited liability company, whose post office address is 2000 Ponce de Leon Blvd., Suite 651, Coral Gables, Florida 33134, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situats, lying and being in the County of Miami-Dade State of Florida, to-wit:

Parcel I

Lot 5, Block 19, 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.

Parcel II

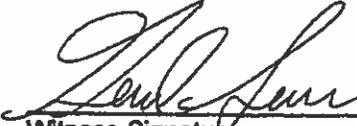
The East ½ of Lot 3 and all of Lot 4, Block 19, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, for only the proper use, benefit and profit of the said Grantees forever.

2

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

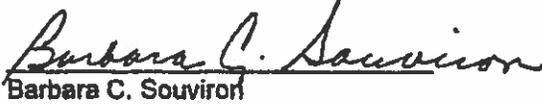
Signed, sealed and delivered
in the presence of:



Witness Signature
Grant Souvion
Printed Name of Witness



Richard R. Souvion



Barbara C. Souvion



Witness Signature
Cathy L. Wood
Printed Name of Witness

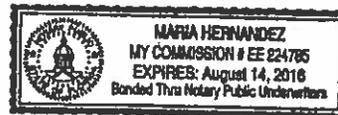
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23 day of January, 2015, by
Richard R. Souvion and Barbara C. Souvion, husband and wife, who are personally known to me
or produced _____ as identification.


NOTARY PUBLIC-STATE OF FLORIDA

My Commission expires:





Detail by Entity Name

Florida Limited Liability Company

RSHB LLC

Filing Information

Document Number	L13000018967
FEI/EIN Number	47-1511283
Date Filed	02/05/2013
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY 21
Event Date Filed	11/16/2015
Event Effective Date	NONE

Principal Address

2000 PONCE DE LEON BLVD., SUITE 651
CORAL GABLES, FL 33134

Changed: 08/05/2014

Mailing Address

2000 PONCE DE LEON BLVD., SUITE 651
CORAL GABLES, FL 33134

Changed: 08/05/2014

Registered Agent Name & Address

Azar, Marcos
2000 PONCE DE LEON BLVD., SUITE 651
CORAL GABLES, FL 33134

Name Changed: 02/27/2015

Address Changed: 08/05/2014

Authorized Person(s) Detail

Name & Address

Title Authorized Representative

RBS Investments Inc.

2000 Ponce De Leon Blvd
Suite 651
Coral Gables, FL 33134

Annual Reports

Report Year	Filed Date
2014	08/05/2014
2015	02/27/2015

Document Images

<u>11/16/2015 -- CORLCAUTH</u>	View image in PDF format
<u>02/27/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/05/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/05/2013 -- Florida Limited Liability</u>	View image in PDF format

REPORT OF STRUCTURAL INVESTIGATION

of
222 Phoenetia
Coral Gables, Florida
for
(Mrs.) Laura Ruth Hoagland
222 Phoenetia
Coral Gables, Florida

February 5, 1976



4108-09-1710

Type Inspection:

Visual inspection was made of the various parts of the building - wood roof framing was checked with an ice pick. Anchorage of window frames was checked by manual pressure. Partial demolition of plaster and lath to facilitate deeper inspection was done in one area.

Findings and Recommended Repairs:

Findings that are important to the present or near future structural integrity of the building are as follows:

Additional information is shown on the attached 7-Page "Minimum Inspection Procedural Guidelines for Building Recertification" (form required by the governing authority). (A separate list of findings, not pertinent to the structural integrity of the building, has been submitted to the Owner).

1. Exterior, north side. Westernmost roof rafter on east portion of front roof overhang has rotted. Replace with sound wood. It is believed that only the exposed portion has deteriorated but the contractor should deeper investigate while making the repair.
2. Roof. The one large blister in the roofing should be repaired to avoid possible future leak and subsequent damage to the structural wood.

The structural members of this building are in good condition. The 2 minor cosmetic repairs listed above do not warrant intermediate inspections by a professional engineer.

Evaluation:

The undersigned will certify this building to be structurally safe for continued use and occupancy upon completion of satisfactory repair of Items No. 1 and 2 described above.

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

Prepared and submitted by:

FRESE & ASSOCIATES



Karl G. Frese, Jr., P.E.

KGFJr:mh
Enclosures

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION

1. Description of Structure:

- a. Name or Title N.A.
- b. Street address 222 Phoenetia, Coral Gables, Fla. 33134
- c. Legal description Lot 4 and E. 1/2 of Lot 3, Coral Gables
Douglas Sec. P.B. 25-69.
- d. Owner's name Laura Ruth Hoagland
- e. Owner's mail address 222 Phoenetia, Coral Gables, Fla. 33134
- f. Building Official Folio Number 0 34 108 09 1710
- g. Building Code Occupancy Classification N.I.
- h. Present use 8 unit Apt. House
- i. General description, type of construction, size, number of stories, and special features.
2 story, CBS., 32'± x 70'±, Load bearing exterior
block walls, wood floors & roof framing,
wood bearing partitions along central hallway.
- j. Additions to original structure None. Front porches
have been enclosed to make interior space.

2. Present Condition of Structure:

- a. General alignment (note good, fair, poor, explain if significant)

1. Bulging good
2. Settlement good
3. Deflections good
4. Expansion good
5. Contraction good

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

no structural items are distressed except one roof rafter in overhang on N. face of Bldg.

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

good. paint peeling in a few spots on ext. walls. 3 signs of old leak stains interior. no spalling.

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

None except a few fine cracks of short length in ext. of block walls; Painter can handle ok.

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

no cracking or spalling of structural concrete items.

negligible rot or termite damage in structural wood; saw

- f. Previous patching or repairs one vert. crack in NW corner of ext. wall had been sealed previously; now in good condition.

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

- h. Availability of original construction drawings - location, description.

N.I.

3. Inspections:

- a. Date of notice of required inspection Oct. 15, 1975

- b. Date(s) of actual inspection Feb 4, 1976

- c. Name and qualification of individual submitting inspection report:

Karl G. Freese, Jr. P.E. Practicing Structural Engineer

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

None req'd.

e. Structural repair - note appropriate line:

1. None required _____
2. Required (describe and indicate acceptance) see written report.

4. Supporting data:

- a. 2 sheets written data.
- b. 0 photographs.
- c. 0 drawings or sketches.

5. Masonry Bearing Walls - indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units good
- b. Clay tile or terra cotta units -
- c. Reinforced concrete tie columns good
- d. Reinforced concrete tie beams good
- e. Lintels excellent; no cracks in any.
- f. Other type bond beams -

g. Masonry finishes - exterior:

1. Stucco good
2. Veneer -
3. Paint only -
4. Other (describe) -

h. Masonry finishes - interior:

1. Vapor barrier None
2. Furring and plaster good except spot opened up for insp.
3. Panelling -
4. Paint only -
5. Other (describe) -

i. Cracks:

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

j. Spalling:

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

k. Rebar corrosion - check appropriate line:

1. None visible
2. Minor - patching will suffice _____
3. Significant - but patching will suffice _____
4. Significant - structural repairs required (describe) _____

l. Samples chipped out for examination in spall areas:

1. No
2. Yes - describe color texture, aggregate, general quality _____

6. Floor and Roof Systems:

a. Roof:

1. Describe (flat, sloped, type roofing, type roof deck, condition)
Slightly sloping to rear, wd. deck, Built-up roofing, 90# slate roofing on parapet. all good condition except 1 large blister in field (18" x 10'-± x 3" high ±). wd. in good condition New roof approx. 1 1/2 yrs old.

Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports: _____

NONE.

3. Note types of drains and scuppers and condition: _____

Scupper @ S.E. & S.W. corner w/ downspouts O.K.

b. Floor system(s):

1. Describe (type of system framing, material, spans, condition)

wood, 2x12 @ 16" c-c first floor. 14' span; good condition. did not see 2nd flr. joists but no softness nor deflections. O.K.

c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members. openings on E. & W. Sides for inspection

of crawl space below first floor. Hatch in hallway for complete access to attic space below roof. (roof hatch there also). opened-up plaster & lath in S.E. corner dg. of S.E. Apt. 2nd flr.

7. Steel Framing Systems: (old leak had deteriorated plaster).

a. Description N.A.

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

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

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

8. Concrete Framing Systems:

a. Full description of structural system NA

b. Cracking:

1. Not significant NA

2. Location and description of members effected and type cracking _____

c. General condition: _____

d. Rebar corrosion - check appropriate line:

1. None visible _____

2. Minor - patching will suffice _____

3. Significant but patching will suffice _____

4. Significant - structural repairs required (describe)

e. Samples chipped out in spall areas:

1. No _____

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

9. Windows:

a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) one awning window obwd. N. side of orig. wd. Dbl. hung w/ Alum. Jal. over. 50% of orig. windows replaced w/ glass Jal. windows-

b. Anchorage - type & condition of fasteners and latches: good.

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

butyl caulking repairs on many windows previously

d. Interior seals - type & condition at operable vents: usual type.

e. General condition: good. (paint peeling on some older windows) (not a structural problem)

10. Wood Framing:

a. Type - fully describe if mill construction, light construction, major spans, trusses: Joists & Rafters, 1d. Brng partitions
along hallway - all in good condition.

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

NA,

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

d. Drainage - note accumulations of moisture: _____

e. Ventilation - note any concealed spaces not ventilated: _____

f. Note any concealed spaces opened for inspection: _____

THE CITY OF CORAL GABLES

BUILDING AND ZONING
DEPARTMENT



CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

LAURA RUTH HOAGLAND
1609 DON GASPAR
SANTA FE, NM 87501

File #400015
Folio: 4108-009-1710, , ,

REQUIRMENT: RECERTIFICATION OF BUILDINGS
40 YEAR OLD - DADE COUNTY
ORDINANCE #75-34

PROPERTY ADDRESS: 222 PHOENETIA AVE

CERTIFIED MAIL - RETURN RECEIPT REQUESTED DATE MAILED: September 5, 1991

Dear Owner:

This Division has been advised that the subject building was forty (40) year old, or older, as of the year 1990.

In accordance with Metropolitan Dade County Ordinance No. 75-34, this building must be inspected by a Florida Registered Architect or Engineer and furnished to this office.

Attached for your information and guidance are:

Enclosed are general considerations and Minimum Inspection Procedural Guidelines for Building Recertification to be completed by the A/E and submitted to this office.

This report must be submitted to us within ninety (90) days of the receipt this notice as provided for in the Ordinance.

Thank you for your prompt consideration.

Any questions may be directed to this office.

Yours very truly,

Manuel Lopez
BUILDING OFFICIAL

ATTACHMENTS

9-4-91

● **SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
 Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. (Extra charge) 2. Restricted Delivery (Extra charge) *CR*

3. Article Addressed to: <i>Laura Ruth Hoagland</i> <i>1609 Don Gaspar</i> <i>Santa Fe N.M.</i> <i>87506</i> <i>4108 009 1710</i>	4. Article Number <i>P 810 736 936</i>
5. Signature - Addressee <i>X</i> <i>Laura Ruth Hoagland</i>	Type of Service: <input type="checkbox"/> Registered Mail <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise
6. Signature - Agent <i>X</i>	Always obtain signature of addressee or agent and DATE DELIVERED.
7. Date of Delivery <i>11</i> <i>1991</i>	8. Addressee's Address (ONLY if requested and fee paid)

CITY OF CORAL GABLES
BUILDING AND ZONING DEPARTMENT
CODE COMPLIANCE
P.O. 141549
CORAL GABLES, FL 33114-1549

D.C. 2-19-92

Mr. Charles Danger, P.E.
Chief Code Enforcement Officer
Code Compliance Office
111 N. W. 1st. St. Suite 1010
Miami, Florida 33128-1974

Reference: Recertification of buildings 40 years old and older.

Updated information for 10 year old certification.

Folio #: 4108-009-1710, , , OUR FILE #400015

Building address: 222 PHOENETIA AVE

CORAL GABLES, FL 33134

Date of inspection: 11 / 8 + 16 / 1991
Month Day Year

Inspected by architect or engineer:

KARL G. FRESE JR, P.E.
Name

161 ALMERIA AVE 104 W
Address

CORAL GABLES, FL 33134
City - State - Zip Code

448-8990
Telephone Number

Does the building need repairs? YES or NO

YES or NO

P# 9112 0573
DEC 31, 1991

If repairs needed, when done. / /
MONTH DAY YEAR

When completed. JAN / / 1992
MONTH DAY YEAR

Reason why building has not been inspected.

Comments:

Has a Final Notice been issued? YES or NO

When was Notice of Violation sent to the owner? Date

FRESE & ASSOCIATES

ENGINEERS

161 ALMERIA AVE., SUITE 104-W, CORAL GABLES, FLORIDA 33134 305-448-8990

November 15, 1991

RECEIVED
NOV 25 1991
ZONING DEPT.

Mr. Manuel Lopez
Building Official
Building and Zoning Department
City Hall, 405 Biltmore Way
Coral Gables, FL 33134

Re: Building Recertification
Apartment Building
222 Phoenetia Avenue
Coral Gables, FL 33134
Folio No. 4108-009-1710
F & A Job No. 9127

Dear Mr. Lopez:

I have structurally inspected the referenced building; transmitted herewith is the required report.

The investigation was primarily visual, with some wood probing, and hammer sounding of concrete.

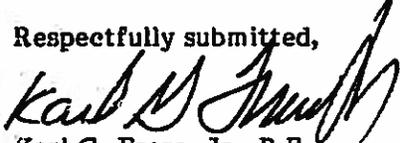
The undersigned certifies this building to be structurally safe for continued use and occupancy providing the following item is repaired:

1. one roof rafter in front overhang is replaced.

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

If you have any questions, please do not hesitate to call me.

Respectfully submitted,



Karl G. Frese, Jr., P.E.
Florida Registration No. 4929

KGF:kw

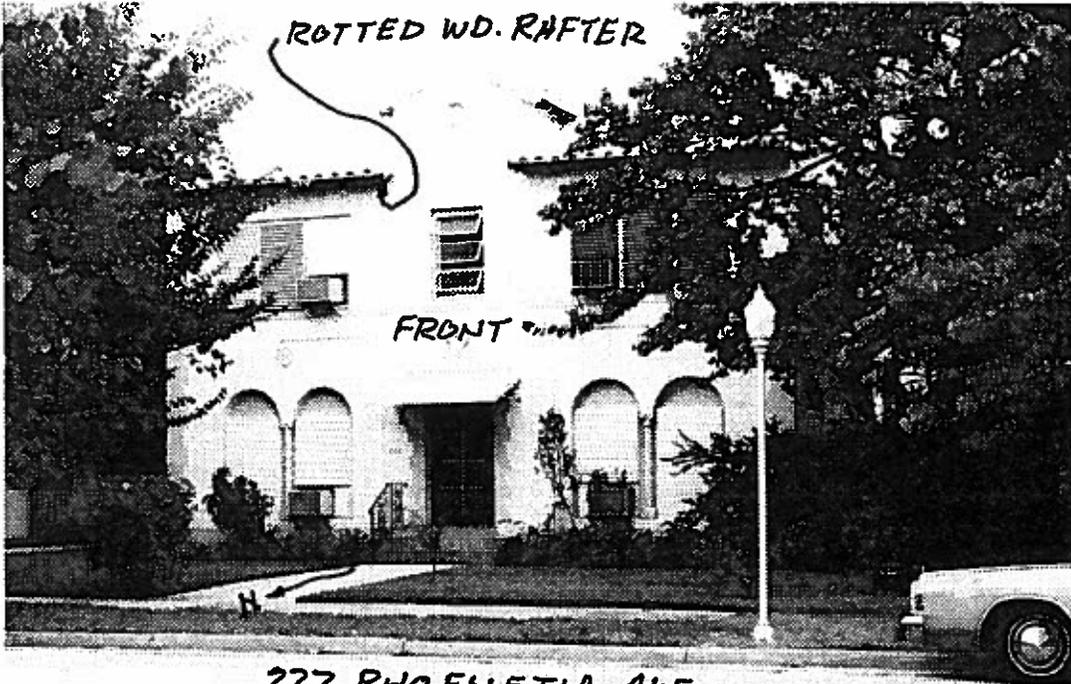
Encl.

cc: Laura R. Hoagland, with copy of the report

FRESE & ASSOCIATES

ENGINEERS
161 ALMERIA

*Karl W. [unclear]
11-15-01*

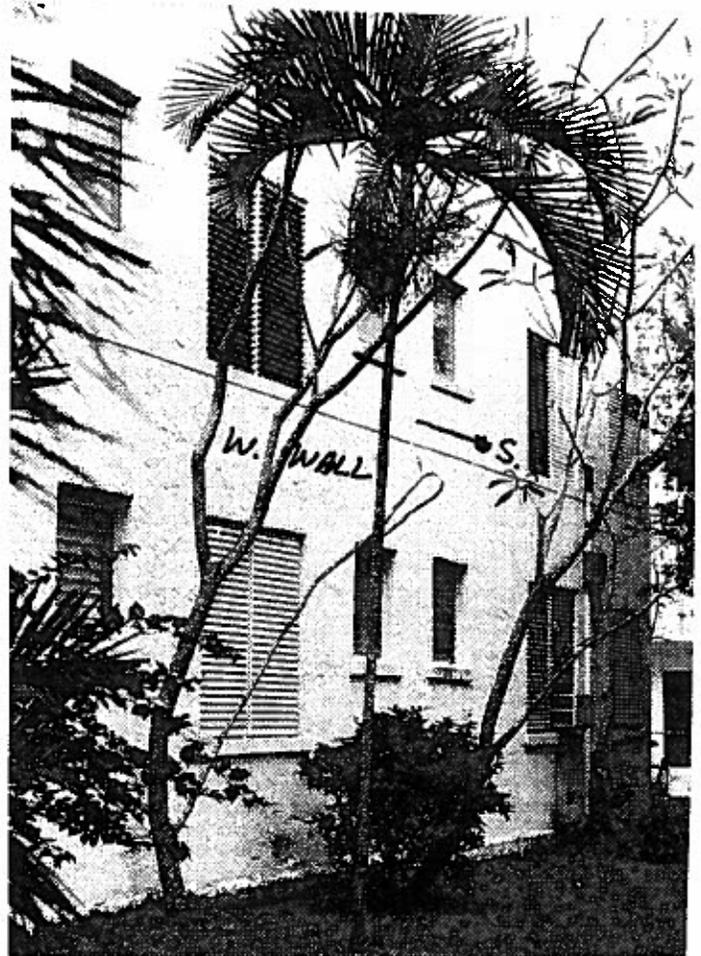


222 PHOENETIA AVE.

#1



#2



#3

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION

1. Description of Structure:

- a. Name or Title _____
- b. Street address 222 Phoenetia Ave. Coral Gables, FL 33134
- c. Legal description Lot 4 and E. 1/2 of Lot 3, Coral Gables
Douglas Sec. P.B. 25-67
- d. Owner's name Laura Ruth Hoagland
- e. Owner's mail address 1609 Don Gaspar, Santa Fe, NM 87501
- f. Building Official Folio Number 4108-009-1710
- g. Building Code Occupancy Classification Group H
- h. Present use Apt. Bldg.
- i. General description, type of construction, size, number of stories, and special features.
2 Story, CBS, 32' x 70' ±, wood floors & roof
framing, wood load bearing partitions each
side of center hallway.
- j. Additions to original structure None except metal canopy
above front and rear stoops.

2. Present Condition of Structure:

- a. General alignment (note good, fair, poor, explain if significant)

- 1. Bulging good
- 2. Settlement good
- 3. Deflections good
- 4. Expansion good
- 5. Contraction good

Karl J. [Signature]
11-16-01

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

None, except one wd. rafter in roof overhang rotted off (Front, N. wall, just to E. of front entrance).

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

good except old leak stains and old flaking ceiling paint in 2nd Fl. Southwest room (not now leaking), and Clq. stain in 2nd Fl South east room (new leak; roofer has been called to repair it).

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

A few fine cracks in ext. stucco: no struct. problem.
A couple of window sills have hairline-to-fine transverse shrinkage cracks - but no problem.

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

good (no cracks in window lintels nor tie beams, etc.)
negligible termite structural damage in observable wood.

- f. Previous patching or repairs a couple of Clq. plaster patches.

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

- h. Availability of original construction drawings - location, description.

No information

3. Inspections:

- a. Date of notice of required inspection Sept. 5, 1971

- b. Date(s) of actual inspection 11-8-71, 11-16-71

- c. Name and qualification of individual submitting inspection report:

Karl G. Fresco, Jr., P.E., over 30 yrs. struct. engrg. experience

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

None required

Karl G. Fresco, Jr.
11-16-71

e. Structural repair - note appropriate line:

1. None required _____
2. Required (describe and indicate acceptance) one roof rafter outlooker in overhang needs replacement, located per P 2, b. above.

4. Supporting data:

- a. Cover Letter sheets written data.
- b. 1 sht. of photographs.
- c. - drawings or sketches.

5. Masonry Bearing Walls - indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units good
- b. Clay tile or terra cotta units -
- c. Reinforced concrete tie columns good
- d. Reinforced concrete tie beams good
- e. Lintels good
- f. Other type bond beams -
- g. Masonry finishes - exterior:
 1. Stucco good
 2. Veneer -
 3. Paint only -
 4. Other (describe) -
- h. Masonry finishes - interior:
 1. Vapor barrier none
 2. Furring and plaster good
 3. Panelling -
 4. Paint only -
 5. Other (describe) -

Carly J. Smith
11-16-01

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports: _____

No equip. on roof.

3. Note types of drains and scuppers and condition: Scuppers
w/ downspouts at SE. and SW. corners. OK.

b. Floor system(s):

1. Describe (type of system framing, material, spans, condition) :

Wood 2x12's @ 16" C-C, 13'± spans, good condition.

no access to 2nd floor joists; no visible excessive deflections nor softness in system.

- c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members. Access openings in east and west walls

for observation below 1st floor. Access hatch in south

hallway 2nd Flr. Ceiling to roof framing - and roof

access hatch at same location. Not necessary to open up any other areas.

7. Steel Framing Systems:

- a. Description _____

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

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

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

8. Concrete Framing Systems:

- a. Full description of structural system _____

Karl J. [Signature]
11-16-07

b. Cracking:

- 1. Not significant _____
- 2. Location and description of members effected and type cracking _____

c. General condition: _____

d. Rebar corrosion - check appropriate line:

- 1. None visible _____
- 2. Minor - patching will suffice _____
- 3. Significant but patching will suffice _____
- 4. Significant - structural repairs required (describe)

e. Samples chipped out in spall areas:

- 1. No _____
- 2. Yes - describe color, texture, aggregate, general quality:

9. Windows:

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other): one newer aluminum awning window; the remainder are original wood double hung or glass jalousie replacements. Alum. Jalousie shutters cover most
- b. Anchorage - type & condition of fasteners and latches: _____ windows. good; obvious screws in Jambs of alum. windows.
- c. Sealants - type and condition of perimeter sealants & at mullions: semi-flexible caulking. OK
- d. Interior seals - type & condition at operable vents: usual types. OK
- e. General condition: good

Karl Y. [Signature]
11-16-01

10. Wood Framing:

a. Type - fully describe if mill construction, light construction, major spans, trusses: Joists, rafters and load bearing partitions as herein before described.

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

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

d. Drainage - note accumulations of moisture: _____

e. Ventilation - note any concealed spaces not ventilated: Root framing vented, but 2nd Fl. Jsts. not vented

f. Note any concealed spaces opened for inspection: _____

Karl D. [Signature]
11-16-01

THE CITY OF CORAL GABLES



BUILDING AND ZONING
DEPARTMENT

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

November 25 1991

Ms. Laura Ruth Hoagland
1609 Don Gaspar
Santa Fe, NM 87501

Re: Inspection for Recertification
03-4108-009-1710
222 Phoenetia Ave.

Dear Ms. Hoagland:

We have received a report on structural inspections of the above-referenced project done by Mr. Karl G. Frese, Jr. P.E. of Frese & Associates. In his report Mr. Frese recommends roof rafter replacement in front overhang, which is rotted off. You need a roofing contractor to obtain a permit for the roof work. It is my duty inform you that Section 104.9 (d) (5) of the South Florida Building Code requires that all repairs must be completed within 150 days of the date of Notice of Required Inspection.

A BUILDING PERMIT MUST BE OBTAINED PRIOR TO COMMENCING ANY WORK.

If you have any questions please don't hesitate to contact me at Phone No. 460-5242.

Sincerely

Manuel Z. Lopez, P.E.
Building Official

MZL:czg

cc: Margaret R. Pass Building & Zoning Director
Frese & Associates
Karl G. Frese, P.E.
161 Almeria Ave. Suite 104-W
Coral Gables, Fl 33134
Clara Gomez, Code Enforcement Supervisor
File: HOAGLAND.MZL

P# 91120573
12-31-91

Garcia, Belkys

From: Garcia, Belkys
Sent: Wednesday, May 04, 2016 8:18 AM
To: 'Grant S'
Cc: Goizueta, Virginia; Figueroa, Yanneris
Subject: RE: Case No 16-4742 - 222 Phoenetia Ave

Good morning,

Once a Case is scheduled to appear before the Construction Regulation Board the property owner is required to request an extension from the Board members at the meeting.

Please let me know if you have any further questions.

Thank you,

Belkys Garcia
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: (305) 160-5229

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Grant S [mailto:grant@ironpm.com]
Sent: Monday, May 02, 2016 11:05 AM
To: Garcia, Belkys
Subject: Case No 16-4742

Good morning Miss Garcia,

I have just received a notice of unsafe structure for an apartment building located on 222 Phoenetia Ave. This is the first notice that we have received. We recently purchased the building towards the end of 2014 and it appears that the sale was recorded in jan of 2015. We would like to request a continuance so we can have time to complete the 40 year certification. Is this something we can work out?

Sincerely,

Grant Souviron
President

Iron Property Management
2000 Ponce De Leon Blvd suite 651
Coral Gables, FL 33134
<http://ironpm.com>
Mobile: 305-632-6545
Office: 305-421-6346
Fax: 305-436-3839