



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/10/2015

Property Information	
Folio:	03-4108-009-2770
Property Address:	110 SIDONIA AVE Coral Gables, FL 33134-3342
Owner	SIDONIA 110 LLC
Mailing Address	2550 DOUGLAS RD STE 301 CORAL GABLES, FL 33134 USA
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	41 / 26 / 0
Floors	1
Living Units	26
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	17,089 Sq.Ft
Lot Size	13,750 Sq.Ft
Year Built	1965



Assessment Information			
Year	2015	2014	2013
Land Value	\$893,750	\$687,500	\$687,500
Building Value	\$1,836,250	\$1,862,500	\$1,522,500
XF Value	\$0	\$0	\$0
Market Value	\$2,730,000	\$2,550,000	\$2,210,000
Assessed Value	\$2,236,080	\$2,032,800	\$1,848,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$493,920	\$517,200	\$362,000

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 LOTS 7-8 & E1/2 LOT 6 BLK 29 LOT SIZE 125.000 X 110 OR 11986-3295 1183 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,236,080	\$2,032,800	\$1,848,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,730,000	\$2,550,000	\$2,210,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,236,080	\$2,032,800	\$1,848,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,236,080	\$2,032,800	\$1,848,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/04/2010	\$2,168,500	27486-2875	Qual by exam of deed
11/01/1983	\$780,000	11986-3295	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>

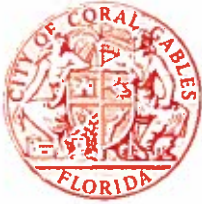
Version:

CITY'S

EXHIBIT 1

110 Sidonia Ave





The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4/20/2015

VIA CERTIFIED MAIL

SIDONIA 110 LLC
2550 DOUGLAS RD STE 301
CORAL GABLES, FL 33134

RE: 110 SIDONIA AVE, Coral Gables, Florida
Folio # 03-4108-009-2770
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 1945.

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

EXHIBIT 2

CITY OF CORAL GABLES.

Case # 15-4529

Petitioner,

vs.

SIDONIA 110, LLC,
a Florida limited liability company.

Respondent.

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

Date: November 24, 2015

To:

<p><u>Owner (Registered Agent)</u> Sidonia 110, LLC c/o Esther Beraja Registered Agent 2550 Douglas Road, Suite 301 Coral Gables, FL 33134-6104</p> <p>Return receipt number: 91 7108 2133 3932 6217 1742</p>	<p><u>Mortgagee</u> City National Bank of Florida 25 West Flagler Street Miami, FL 33130-1712</p> <p>Return receipt number: 91 7108 2133 3932 6217 1735</p>
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Re: The one-story multifamily building ("Structure") consisting of 26 living units built in 1965 (50-year recertification required) and located at 110 Sidonia Avenue, Coral Gables, FL 33134-3342, legally described as: The East 1/2 of Lot 6 and all of Lots 7 and 8, in Block 29, of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-2770 ("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 105-186(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 as follows:

On April 20, 2015, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property's requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

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 December 14, 2015, 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.

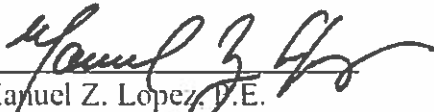
If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and 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 appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242,

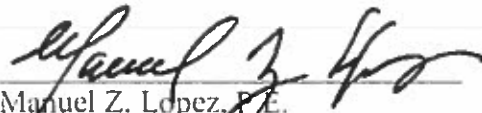
email: mlopez@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on November 24, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

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 American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4529

Title of Document Posted: Construction Regulation Board Case

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 110 Sidonia Ave., ON 11-24-15.
AT 11:30 am.

Claudio Ramos
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 24th day of November, in
the year 2015, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public



110 Sidonia Avenue





CFN 2010R0766055
 DR Bk 27486 Pgs 2875 - 2876i (2pgs)
 RECORDED 11/10/2010 09:01:59
 DEED DOC TAX 13,011.00
 SURTAX 9,758.25
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 Sanchez-Galarraga, P.A.
 1313 Ponce de Leon Boulevard Suite 301
 Coral Gables, FL 33134-3343
 305-445-5351
 File Number: SG Milio
 Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of November, 2010 between Vincent E. Milio, a single man whose post office address is 90 Casuarina Concourse, Coral Gables, FL 33143, grantor, and Sidonia 110, LLC, a Florida limited liability company whose post office address is 2550 Douglas Road, Suite 301, Coral Gables, FL 33134, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

The East 1/2 of Lot 6 and all of Lots 7 and 8, in Block 29, 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.

Parcel Identification Number: 03-4108-009-2770

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

CITY'S

DoubleTime

EXHIBIT

4

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: SOLVA M. BLANK

[Signature] (Seal)
Vincent E. Milio
90 Casuarina Concourse
Coral Gables FL 33143

[Signature]
Witness Name: JORGE SANCHEZ GALARRAGA

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 4th day of November, 2010 by Vincent E. Milio, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]

Notary Public

Printed Name: _____

My Commission Expires: _____





Detail by Entity Name

Florida Limited Liability Company

SIDONIA 110, LLC

Filing Information

Document Number	L10000076336
FEI/EIN Number	27-3141536
Date Filed	07/20/2010
State	FL
Status	ACTIVE

Principal Address

2550 DOUGLAS ROAD
STE 301
CORAL GABLES, FL 33134

Mailing Address

2550 DOUGLAS ROAD
STE 301
CORAL GABLES, FL 33134

Registered Agent Name & Address

BERAJA, ESTHER
2550 DOUGLAS ROAD
SUITE 301
CORAL GABLES, FL 33134

Name Changed: 01/13/2012

Address Changed: 01/13/2012

Authorized Person(s) Detail

Name & Address

Title MGRM

BERAJA INVESTMENTS II, LTD
2550 DOUGLAS ROAD
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2013	04/01/2013
2014	03/18/2014
2015	02/09/2015

Document Images

<u>02/09/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/18/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/01/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/13/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/18/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/20/2010 -- Florida Limited Liability</u>	View image in PDF format

THIS INSTRUMENT PREPARED BY:
Scott Weisburd, Esq.
Weisburd, Eisen & Possenti, P.A.
2751 Executive Park Drive, Suite 104
Weston, Florida 33331

MORTGAGE AND SECURITY AGREEMENT

This Mortgage and Security Agreement (the "Mortgage") is executed this 29th day of July, 2013, by SIDONIA 110, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor"), whose address is 2550 Douglas Road, Suite 301, Coral Gables, FL 33134, in favor of CITY NATIONAL BANK OF FLORIDA (hereinafter referred to as "Mortgagee"), whose address is 25 West Flagler Street, Miami, FL 33130. "Mortgagor" and "Mortgagee", as used herein, shall include the heirs, personal representatives, successors and assigns thereof, and shall refer to the singular or plural, masculine or feminine, as the context may require.

WITNESSETH:

To secure payment of the obligations of Mortgagor to Mortgagee in the original principal amount of \$2,170,000.00 (the "Loan"), as evidenced by that certain promissory note of event date herewith in said amount executed and delivered by the Mortgagor in favor of the Mortgagee (the "Note"), and any and all renewals, modifications or extensions thereof, and to secure performance by Mortgagor of all of its obligations to Mortgagee, Mortgagor does hereby mortgage, grant, sell, bargain, remise and convey to Mortgagee the parcels of property more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

TOGETHER WITH all the right, title and interest of the Mortgagor in and to any and all buildings, improvements and appurtenances now standing or at any time hereafter constructed or placed on the Property, or any part or parts thereof, including without limitation, all partitions, screens, awnings, window shades, dynamos, motors, engines, elevators, call systems, fire apparatus, plumbing, ventilating, gas and electric light fixtures, machinery, appliances, apparatus, fittings and fixtures of every kind in any building now or hereafter erected on the Property; together with the rents, issues and profits thereof;

TOGETHER WITH the personal property now or hereafter situated and located in or appurtenant to said building or buildings on the Property, and all other furniture, furnishings, machinery and equipment now or hereafter owned by Mortgagor, and/or used or employed, or to be used or employed in connection with any business owned, conducted, operated or controlled by the Mortgagor on the Property, or any part thereof, together with any of the foregoing personal property which may be owned by the Mortgagor but may be stored "off-site" until such time as such personal property is delivered to and installed upon the Property;

TOGETHER WITH all and singular the easements, hereditaments, rights of way, appendages and appurtenances to the Property and belonging or in anywise appertaining thereto, and all the right, title and interest of the Mortgagor in and to any and all streets, ways, alleys, strips or gores of land adjoining the Property, or any part thereof;

TOGETHER WITH all and singular the reversion or reversions, remainder or remainders in and to the Property, and every part and parcel thereof; and, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both at law and in equity, of said Mortgagor, in and to the said real and personal property, and every part and parcel thereof, together with any appurtenances thereto.

(All of the foregoing shall hereinabove, and hereinafter, be collectively referred to as the "Property".)

which the Mortgagor is responsible under this Agreement, or under any of the Related Documents, or under any of the Swap Transaction Documents. Specifically, without limitation, indebtedness includes any future advances together with all interest thereon.

49. Related Documents shall mean all promissory notes, credit agreements, loan agreements, environmental indemnity agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Note.

50. MORTGAGOR HEREBY, AND MORTGAGEE BY ACCEPTANCE HEREOF, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF THE PARTIES. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE ENTERING INTO THE LOAN WITH MORTGAGOR.

IN WITNESS WHEREOF, the Mortgagor has hereunto executed these presents the day and year first above written.

WITNESSES AS TO MORTGAGOR:

MORTGAGOR:

SIDONIA 110, LLC,
a Florida limited liability company

By its Managing Member,

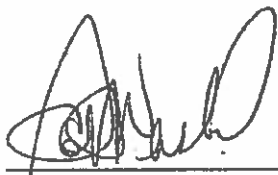
BERAJA INVESTMENTS II, LTD.,
a Florida limited partnership

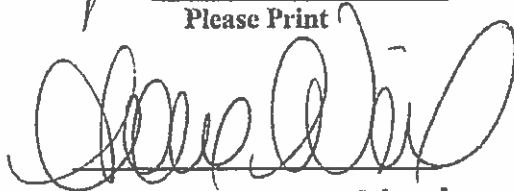
By its General Partner,

BERAJA INVESTMENTS II, INC.,
a Florida corporation

By: 
ROBERTO BERAJA, President

2550 Douglas Road, Suite 301
Coral Gables, FL 33134


Name: **Scott Weisburd**
Please Print


Name: **Irene Weisburd**
Please Print

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

I HEREBY CERTIFY that, on this day, before me, an officer duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, personally appeared **ROBERTO BERAJA**, the President of **BERAJA INVESTMENTS II, INC.**, a Florida corporation; the General Partner of **BERAJA INVESTMENTS II, LTD.**, a Florida limited partnership; the Managing Member of **SIDONIA 110, LLC**, a Florida limited liability company, who, after being duly sworn, acknowledged before me the execution of the foregoing instrument for the purposes therein expressed, and who produced FL. DRIVER'S LICENSE as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of July, 2013.

NOTARY PUBLIC, STATE OF FLORIDA

Name: Scott Weisburd
Please Print

My commission expires:



EXHIBIT "A"
LEGAL DESCRIPTION

THE EAST 1/2 OF LOT 6, AND ALL OF LOTS 7 AND 8, IN BLOCK 29, OF CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT "B"
LIENS AND ENCUMBRANCES

NONE

**Federal Deposit
Insurance Corporation**

Each depositor insured to at least \$250,000 per insured bank

City National Bank of Florida (FDIC #: 20234)

Status: Active • Insured Since August 12, 1970

City National Bank of Florida is an active bank

Effective as of November 14, 2013

Overview

Locations

History

Identifications

Financials

**Banco Financiero Y De
Ahorros, S.A.**
Bank Holding Company

City National Bank of Florida has 26 domestic locations in 1 states, 0 locations in territories, and 0 foreign locations

**City National Bank of
Florida**
Banking Institution

Established: August 12, 1970

FDIC Certificate #: 20234

26 Locations
Branches (Offices)

Insured: August 12, 1970

Bank Charter Class: National Bank

Headquarters: 25 West Flagler Street
Miami, FL 33101
Miami-Dade County

Regulated By: Office of the Comptroller of
the Currency

**Consumer
Assistance:** <http://www.helpwithmybank.gov>

Corporate Website: <http://www.citynational.com>

Contact the FDIC about [City National Bank of Florida](#)



The City of Coral Gables

ref 8/2/05

*Building and Zoning Department
ISO Class 1*

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

August 2, 2005

V. Eugene Milio
90 Casuarina Concourse
Coral Gables, FL 33143

Re: Building Recertification Fees
110 Sidonia Avenue
222 Sidonia Avenue
216 Calabria Avenue

Dear Mr. Milio:

We are in receipt of your engineer reports for the above-captioned buildings. Please submit a check for processing fees, payable to the "City of Coral Gables," in the amount of two hundred fifty dollars (\$250.00) for each of the three (3) aforementioned properties, for a total of seven hundred fifty dollars (\$750.00).

Thank you for your consideration.

Sincerely,

John Abbott
Code Compliance Specialist



The City of Coral Gables

*Building and Zoning Department
ISO Class 1*

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

May 9, 2006

V. Eugene Milio
90 Casuarina Concourse
Coral Gables, FL 33143

**LETTER OF BUILDING RECERTIFICATION
IN ACCORDANCE WITH SECTION 8-11(f) OF
THE CODE OF MIAMI-DADE COUNTY**

**PROPERTY FOLIO: # 03-4108-009-2770
ADDRESS OR LEGAL DESCRIPTION: 110 Sidonia Avenue**

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2005. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

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

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT 6



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-11-09-7264	09/28/2011	110 SIDONIA AVE	BOA PRELIMINARY/MED BONUS/FINAL	CANCELLED BOA APPROVAL EXPIRED/ FINAL NEW SITE WALL AND EXT5. RENOVATION \$80000	canceled	09/28/2011	08/26/2015	0.00
AB-11-11-6591	11/30/2011	110 SIDONIA AVE	BOA COMPLETE (LESS THAN \$75,000)	REVISIONS TO INSTALL NEW ALUMINUM RAILING (BRONZE) \$39500	final	11/30/2011	09/05/2013	0.00
AB-12-06-8652	06/11/2012	110 SIDONIA AVE	BOA COMPLETE (LESS THAN \$75,000)	ASPHALT DRIVEWAY (CHANGED) AND CONCRETE SLABS \$11000	final	06/11/2012	07/20/2012	0.00
AB-15-07-4763	07/09/2015	110 SIDONIA AVE	BOA COMPLETE (LESS THAN \$75,000)	BLOCK UP OPENINGS (13) \$5,000	issued	07/10/2015		0.00
BL-10-04-4740	04/26/2010	110 SIDONIA AVE	ROOF / LIGHT WEIGHT CONC	REPLACE BROKEN ROOF TILES (WHITE) \$450	final	04/28/2010	05/05/2010	0.00
BL-11-12-5622	12/09/2011	110 SIDONIA AVE	INT / EXT ALTERATIONS	*** CANCELLED - BOA - SIGNATURES EXPIRED -A NEW BOA NUMBER & PERMIT WILL BE GIVEN *****NEW CBS & METAL FENCE W/ GATES, REPLACE WINDOWS & DOORS, REPLACE RAILING (GUARD & STAIR), RESURFACE WALK & POOL DECK, NEW DUMPSTER ENCLOSURE \$80,000	canceled		07/09/2015	0.00
BL-11-12-5956	12/14/2011	110 SIDONIA AVE	RAILING	INSTALL NEW ALUMINUM RAILING (BRONZE) \$39500	final	03/16/2012	08/07/2012	0.00
BL-12-06-9241	06/18/2012	110 SIDONIA AVE	DRIVEWAY/WALKWAY	ASPHALT DRIVEWAY (CHANGED) AND CONCRETE SLABS \$11,000	final	07/03/2012	07/20/2012	0.00
BL-15-07-5575	07/22/2015	110 SIDONIA AVE	GENERAL REPAIRS	REMOVE DOORS AND BLOCK UP OPENINGS (13) \$5,000	issued	11/20/2015		0.00
CE-08-01-1009	01/24/2008	110 SIDONIA AVE	CODE ENF WARNING PROCESS	WT78536 SEC 54-29 CC (TRA) TRASH & DEBRIS EXIST ON PROPERTY.	final		04/20/2010	0.00
CE-08-05-0256	05/01/2008	110 SIDONIA AVE	CODE ENF WARNING PROCESS	WT 79612 SEC 54-153 CC (DAY) TRASH OUT PRIOR TO 6PM DAY BEFORE SCHEDULED P/U. ie PIZZA BOX WITH ADDRESS OF 110 SIDONIA #22	final	05/01/2008	07/10/2013	0.00
CE-09-08-2157	08/13/2009	110 SIDONIA AVE	CODE ENF WARNING PROCESS	WT79079 SEC 54-153 CC (DAY)TRASH OUT PRIOR TO 6PM BEFORE SCHEDULED P/U. ie MATTRESS AND TV UNIT OUT @ 4.45PM	final	08/13/2009	07/10/2013	0.00
CE-12-02-6964	02/10/2012	110 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41154 SEC 3-208 ZONING CODE (EXT) EXTERIOR ALTERATIONS - INSTALLING RAILINGS - WITHOUT PERMIT. PERMIT BL- APPLIED FOPR BUT NOT OBTAINED.	final	02/10/2012	03/19/2012	0.00
CE-12-09-1670	09/27/2012	110 SIDONIA AVE	CODE ENF WARNING PROCESS	WT9215 CH1054 CITY CODE (CPM) MAINTAINING A PROPERTY WHICH IS IN	final	09/27/2012	09/27/2012	0.00

CITY'S

EXHIBIT

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Permit Number	Issue Date	Address	Category	Description	Status	Start Date	End Date	Amount
CE-13-03-1555	03/24/2013	110 SIDONIA AVE	CODE ENF WARNING PROCESS	VIOLATION OF THE CITY MINIMUM HOUSING CODE. CEMENT FALLING OF STRUCTURE. WT11727 54-29 CITY CODE (TRA) OWNER TO MAINTAIN PREMISES FREE OF LITER. TRASH AND DEBRIS AT REAR OF PROPERTY.	final	03/24/2013	03/24/2013	0.00
CE-13-07-0630	07/10/2013	110 SIDONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	07/16/2013	07/16/2013	0.00
EL-12-07-0110	07/03/2012	110 SIDONIA AVE	ELEC LOW VOLTAGE SYSTEM	DF & F LOW VOLTAGE REPAIR TO CAMERA SYSTEM \$500	final	07/03/2012	07/11/2012	0.00
EX-13-09-0302	09/06/2013	110 SIDONIA AVE	PERMIT EXTENSION	PERMIT EXTENSION FOR #ZN12101508 FOR PAINTING EXT	final	09/06/2013	09/06/2013	0.00
PL-11-11-6567	11/30/2011	110 SIDONIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	EMERGENCY SEWER REPAIR. DIG UP AND REPAIR 4 " SEWER LINE \$2300	final	12/05/2011	07/23/2012	0.00
PL-12-05-8524	05/17/2012	110 SIDONIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	DOUBLE FEE & FINE GAS LINE REPLACED WITHOUT PERMIT \$2,500...	final	05/30/2012	12/05/2012	0.00
PL-12-07-1044	07/17/2012	110 SIDONIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	DF & F CHANGE OUT OF TOILET, CHANGE WALL HUNG SINK TO PEDASTAL UNIT 18	final	07/18/2012	07/23/2012	0.00
PL-13-12-2051	12/10/2013	110 SIDONIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	SUPPLY & INSTALL BACKFLOW \$4000	final	12/10/2013	02/26/2014	0.00
PU-10-10-4890	10/14/2010	110 SIDONIA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 18581B CRM INV 011633	final	10/14/2010	10/14/2010	0.00
RC-10-05-4445	05/19/2010	110 SIDONIA AVE	BUILDING RE CERTIFICATION	UNSAFE STRUCTURES BOARD FEES 2006	final	05/19/2010	05/19/2010	0.00
RV-12-06-8142	06/04/2012	110 SIDONIA AVE	REVISION TO PERMIT	REVISION	final	07/30/2012	07/30/2012	0.00
ZN-11-03-7055	03/30/2011	110 SIDONIA AVE	POOL / SPA ONLY - MARBLELITE / SANDBLAST / TILE	TILE WATERLINE & REFINISH POOL \$5,000	final	04/01/2011	05/23/2011	0.00
ZN-12-10-1508	10/23/2012	110 SIDONIA AVE	PAINT / RESURFACE FL / CLEAN	PAINT EXT WALLS BM 2152-50 (LIGHT BEIGE) TRIM - WHITE \$2,500	final	10/23/2012	09/11/2013	0.00
ZV-13-07-0894	07/15/2013	110 SIDONIA AVE	ZONING LETTER VERIFICATION	ZONING VERIFICATION/INFORMATION LETTER	final	07/15/2013	07/15/2013	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:	110 Sidonia Ave. Apartments - 26 units	Inspection Date:	11/23/2015
Address:	110 Sidonia Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	

FL NFPA 101 13
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.
Failure to repair emergency lights in front of unit # 6 and throughout building.

Exit signs

7.10.5.2.1 Excerpt: Every sign required to be illuminated by 7.10.6.3, 7.10.7...
Maintain exit lights in an approved operating condition including battery back-up operation if applicable.
Failure to repair exit sign in front of unit # 6 and throughoutbuilding.

Inspector Comments:

These are outstanding violations from the 2015 annual fire and life safety inspection. The outstanding violaions have been forwarded to the 2016 annual fire and life safey inspection performed on 11-23-15.

A re-inspection will occur on or after 12/4/2015.

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

CITY'S

EXHIBIT 8

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 11/23/2015 Signature on file
Inspector:	Leonard Veight 11/23/2015



CFN 2006R0522333
 OR Bk 24524 Pg 0760f (1pg)
 RECORDED 05/15/2006 09:56:17
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

THE CITY OF CORAL GABLES
 MIAMI-DADE COUNTY, FLORIDA
 CLAIM OF LIEN

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE
 CITY OF CORAL GABLES

BUILDING AND ZONING DEPT.
 CORAL GABLES, FLORIDA

V. EUGENIO MILIO
 90 Casuarina Concourse
 Coral Gables, Fl. 33146-2654

VIOLATION LOCATED AT:
 110 Sidonia Avenue
 Coral Gables, Florida

The City of Coral Gables, Miami-Dade County, Florida, through its Building and Zoning Department, hereby claims this lien on the following described property in Miami-Dade County, Florida: 110 Sidonia Avenue, Coral Gables, Florida, Lots 7-8 and E 1/2 Lot 6, Block 29, as recorded in the official records Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida, the current owner of which is V. Eugenio Milio.

The Amount past due for a Re-certification fee pursuant to the City of Coral Gables Code of Ordinances Section 6-75 (15) entitled "Forty-year recertification fee" is as follows:

Date Due	Description	Amount Due	Total Balance Due
08/02/05	40 year recertification fee	\$250.00	\$250.00

DATED at Coral Gables, Dade County, Florida on this 9th of May, 2006.

BY: John Abbott
 JOHN ABBOTT
 CODE COMPLIANCE SPECIALIST

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

The foregoing instrument was acknowledged before me this 9th day of May, 2006 by JOHN ABBOTT, who is personally known to me.

My commission expires:

[Signature]
 NOTARY PUBLIC, STATE OF FLORIDA

 Steven J. Rodriguez
 Commission # DD242493
 Expires Aug. 18, 2007
 Aaron Notary
 1-800-350-5161

APPROVED AS TO FORM:
[Signature] ASST. CITY ATTY.
 ELIZABETH M. HERNANDEZ, City Attorney