



**City of Coral Gables  
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING  
CASE RESUME**

**HEARING DATE:** June 13, 2016

**CASE NO.:** 16-5104

**BUILDING ADDRESS:** 272 Valencia Ave

**FOLIO NUMBER:** 03-4117-005-2340

**OWNER:** Brockway/Valencia LLC

**USE:** Commercial (Retail)

**# 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

10/28/15 Recertification Report rejected; structural repairs required

5/27/16 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 revised 40/10 Year Recertification Report prepared by a licensed Architect or Engineer within thirty (30) days of the Board's Order. b) Fines be imposed if property is not recertified within the thirty (30) day deadline.

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

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

\*\*No records of previous recertifications found



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/28/2015

Property Information	
Folio:	03-4117-005-2340
Property Address:	272 VALENCIA AVE
Owner	BROCKWAY/VALENCIA LLC
Mailing Address	300 ALMERIA AVE CORAL GABLES , FL 33134-5812
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,827 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1955



Assessment Information			
Year	2015	2014	2013
Land Value	\$770,000	\$770,000	\$616,000
Building Value	\$765,400	\$345,998	\$646,089
XF Value	\$0	\$0	\$0
Market Value	\$1,535,400	\$1,115,998	\$1,262,089
Assessed Value	\$1,227,597	\$1,115,998	\$1,262,089

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$307,803		

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

Short Legal Description
CORAL GABLES CRAFTS SEC PB 10-40 LOTS 5 & 6 BLK 10 LOT SIZE 5000 SQ FT OR 19689-1485 0501 6

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,227,597	\$1,115,998	\$1,262,089
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,535,400	\$1,115,998	\$1,262,089
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,227,597	\$1,115,998	\$1,262,089
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,227,597	\$1,115,998	\$1,262,089

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2001	\$1,200,000	19689-1485	Qual on DOS, but significant phy change since time of transfer
09/01/1994	\$480,000	16531-2044	2008 and prior year sales; Qual by exam of deed
06/01/1991	\$0	00000-00000	Qual by exam of deed
06/01/1985	\$262,500	12560-0001	2008 and prior year sales; Qual by exam of deed

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>

CITY'S

ersion:

<http://www.miamidade.gov/propertysearch/>

EXHIBIT 10/28/2015

272 Valencia Ave



JS Dept of State Geographer  
© 2014

**ARCBUILDERS + GROUP INC.**7301 Southwest 83 Court, Miami, Florida 33143 Telephone 305.275.6310 Facsimile 305.275.6309  
Lic. AAC001931

RE: 03-4117-005-2340

DATE: October 16, 2015

OWNER NAME: Brockway/Valencia LLC.  
Property Address: 272 Valencia Avenue, Coral Gables, Florida**City of Coral Gables Building Department:****ORIGINAL**

Dear Mr. Manuel Lopez, P.E., Building Official:

Based on my evaluation as attached hereto of the aforementioned property, this building is electrically safe however requires building/structural correction for a safe continued use and occupancy as provided for Re-Certification.

Therefore, on behalf of my client, I am respectfully requesting that this building(s) be \*granted Re-certification per Section 8-11(f) of the Code of Miami-Dade County upon the proper completion, verification of same by our office of the item(s) as contained herein and our subsequent written notification to your office.

As 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(s). To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building(s) based upon the careful evaluation of the observed conditions, to the extent reasonably possible.

Thank you for your attention to this matter.

Very truly yours,

  
09/16/2015  
Rick Hernandez Capote, A.I.A.

President, AR13379

Dade County Building and Roofing Inspector BN2418

Special Inspector State of Florida No.0976

## Additional

Comments: \*This report is prepared and is to be submitted to the Building Official as may be required for Re-Certification as referenced above, this report is not intended to be a Due Diligence (buyer/seller) inspection report nor is it to be used for any other purpose than that specifically stated herein. No permit or property history was either made available, examined or verified for purposes of this report. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. Should any violations or open permits exist all must be corrected prior to granting of Re-Certification.



The City of Coral Gables

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

4/20/2015

**VIA CERTIFIED MAIL**

BROCKWAY/VALENCIA LLC  
300 ALMERIA AVE  
CORAL GABLES, FL ~~33134~~

91 7108 2133 3932 6147 1072

RE: 272 VALENCIA AVE, Coral Gables, Florida  
Folio # 03-4117-005-2340  
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 1955.

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, 3<sup>rd</sup> 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



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RE-CERTIFICATION

INSPECTION COMMENCE  
DATE: August 24, 2015

INSPECTION MADE BY:  
SIGNATURE:  **OCT 16, 2015**

INSPECTION COMPLETED  
DATE: August 24, 2015

PRINT NAME: Rick Hernandez-Capote, R.A.  
TITLE: AR 13379, AACG01931

MUST BE SIGNED AND  
SEALED BY **ARCHITECT** OR  
ENGINEER

ADDRESS: 7301 SW 83 Court  
Miami-Dade, FL 33143  
PHONE: (305) 275-6310  
FAX: (305) 275-6309

1. Description of Structure:

- a. Name or Title: BROCKWAY/VALENCIA LLC.
- b. Property address: 272 VALENCIA AVENUE, CORAL GABLES FL.
- c. Legal description: CORAL GABLES CRAFTS SEC PB 10-40
- d. Owner's name: Same as title
- e. Owner's mail address: 300 ALMERIA AVENUE, CORAL GABLES FL. 33134
- f. Building Official Folio Number: 03-4117-005-2340
- g. Building Code Occupancy Classification: COMMERCIAL
- h. Present use: DEALERSHIP/SALES
- i. General description, type of construction, size, number of stories, and special features.  
CBS, one story, per Dade County Property Appraiser was built 1955, and has 3,827 ASF.
- j. Additions to original structure: **NONE OBSERVED at time of inspection.** No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

2. Present Condition of Structure:

- a. General alignment (note, good, fair, poor, explain if significant)
  - 1. Bulging- FAIR, for age of structure
  - 2. Settlement- FAIR, for age of structure
  - 3. Deflections- FAIR, for age of structure
  - 4. Expansion- FAIR, for age of structure
  - 5. Contraction- FAIR, for age of structure

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As 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(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

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

**ROOF FRAMING AND STRUCTURE ARE CONCEALED, UNABLE TO DETERMINE TYPE OF STRUCTURE. NO DRAWINGS HAVE BEEN MADE AVAILABLE. FLAT MODIFIED BITUMEN ROOF SEEMINGLY IN POOR CONDITION, OWNER IS REQUIRED TO HAVE AN UPLIFT TEST AND MOISTURE TEST COMPLETED, IN ORDER TO HAVE PROVIDE A PROPER ASSESSMENT. TOTAL RE -ROOF AND REPAIRS MAY BE REQUIRED.** Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding or for permitting purposes. Additionally, property owner is responsible and liable to continuously maintain property safe for continued use and occupancy.

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

Surface conditions have normal appearance 50 years +. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

Normal condition for age and use of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

Normal condition for age and use of structure. Provide continued observations and inspections for termites and other possible agents that may cause deterioration, due to age of building. Also proactive preventive maintenance should be practiced. No testing for termites, other pest, deteriorating agent, contaminant or other is part of this examination or report. Fumigation to be provided on a regular basis by owner as needed.

f. Previous patching or repairs

Continue preventative maintenance and repairs as may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

Structural COMMERCIAL loading TO remain stable UPON COMPLETION OF ITEMS LISTED IN 2B, built 1955.

h. Availability of original construction drawings - location description

Not at premise, during visual observations.

3. Inspections:

a. Date of notice of required inspection: 4/20/2015

b. Date(s) of actual inspection: AUGUST 24, 2015

c. Name and qualification of individual submitting inspection report: RICARDO HERNANDEZ-CAPOTE  
Rick Hernandez-Capote, R.A. AR13379, AAC001931

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

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Visual observations conducted at present. This report is a "snapshot" of observed conditions of accessible and applicable components on the day of inspection. No testing is part of this report. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. Owner is to conduct proactive preventive maintenance to include any possible testing that may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

e. Structural repair - note appropriate line:

1. None required- ( )
2. Required- ( XX )- **PLEASE REFER TO 2B.**

4. Supporting data:

- a. See this report, sheets written data and hold harmless executed by owner.
- b. N/A photographs.
- c. N/A drawings or sketches.

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

- a. Concrete masonry units- FAIR, for age of structure.
- b. Clay tile or terra cotta units- N/A
- c. Reinforced concrete tie columns- FAIR, for age of structure.
- d. Reinforced concrete tie beams- FAIR, for age of structure.
- e. Lintels- FAIR, for age of structure.
- f. Other type bond beams- FAIR, for age of structure.
- g. Masonry finishes - exterior:
  1. Stucco- FAIR, for age of structure.
  2. Veneer- FAIR, for age of structure.
  3. Paint only- FAIR, for age of structure.
  4. Other (describe)- N/A
- h. Masonry finished - interior:
  1. Vapor barrier- Seemingly watertight at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
  2. Furring and plaster- FAIR appearance
  3. Panelling- FAIR appearance
  4. Paint only- FAIR appearance
  5. Other (describe)- N/A

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- i. Cracks:
  - 1. Location - note beams, columns, other- Exterior bearing walls
  - 2. Description- Normal age stress cracks hairline.
- j. Spalling:
  - 1. Location - note beams, columns, other- None observed
  - 2. Description- N/A
- k. Rebar corrosion - check appropriate line:
  - 1. None visible- (√)
  - 2. Minor - Patching will suffice- N/A
  - 3. Significant - but patching will suffice- N/A
  - 4. Significant - structural repairs required (describe) - N/A
- l. Samples chipped out for examination in spall areas:
  - 1. No- (√)
  - 2. Yes - describe color texture, aggregate, general quality- N/A

6. Floor and Roof Systems:

a. Roof:

- 1. Describe (flat, sloped, type roofing, type roof deck, condition)

Flat, built up plies roof seemingly in POOR condition for age of building as visibly observed at units/areas made accessible at time of inspection. **PLEASE REFER TO 2B.** No testing is part of this report. Owner is to assure that roof is properly maintained to include proper drainage, preventive measures and upgrades as may be necessary. Age of roof, life expectancy or guarantee of condition is **not** part of this inspection report. Owner must keep in mind that the average life expectancy of a roof in South Florida can vary by design, age, maintenance and material. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

CENTRAL AC equipment, seemingly secure.

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

POSITIVE FLOW/SLOPED TO DRAIN: POOR condition for age of structure. PLEASE REFER TO 2B.

b. Floor system(s):

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

Concrete slabs on fill, ground floor: FAIR condition for age of structure.

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

Visual observations conducted of open accessible framing.

A handwritten signature in blue ink is written over a circular embossed seal. Below the signature, the date 'DEC 16, 2015' is written in blue ink.

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7. Steel Framing Systems:
- a. Description: None observed
  - b. Exposed Steel - describe condition of paint and degree of corrosion: N/A
  - c. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was remove for inspection.  
Visual observations done of open accessible areas on day of inspection
  - d. Elevator sheave beams and connections, and machine floor beams - note condition:  
None
8. Concrete Framing Systems:
- a. Full description of structural system  
Concrete masonry units (C.M.U.), Concrete tie beams, grade beams, tie columns.
  - b. Cracking:
    - 1. Not significant- Normal age stress cracks.
    - 2. Location and description of members affected and type cracking - Exterior bearing walls
  - c. General condition:  
Seemingly stable concrete framing UPON COMPLETION OF ITEMS LISTED IN 2B, built 1955. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
  - d. Rebar corrosion - check appropriate line:
    - 1. None visible- (√)
    - 2. Minor - Patching will suffice- N/A
    - 3. Significant but patching will suffice- N/A
    - 4. Significant - structural repaired (describe)- N/A
  - e. Samples chipped out in spall areas:
    - 1. No- (√)
    - 2. Yes - describe color, texture, aggregate, general quality: N/A
9. Windows:
- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)  
AFFIXED
  - b. Anchorage - type and condition of fasteners and latches:  
Machine screws and bolts
  - c. Sealants - type and condition of perimeter and sealants & at mullions:  
FAIR for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.



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

FAIR for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

e. General condition:

FAIR for age of structure, preventative maintenance should continue. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. Wood Framing:

a. Type - fully describe if mill construction, light construction, major spans, trusses:

UNABLE TO VERIFY. PLEASE REFER TO 2B.

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

UNABLE TO VERIFY. PLEASE REFER TO 2B.

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

UNABLE TO VERIFY. PLEASE REFER TO 2B. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

d. Drainage - note accumulations of moisture:

Seemingly watertight at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

e. Ventilation - note any concealed spaces not ventilated:

N/A

f. Note any concealed spaces opened for inspection:

Visual observations conducted of open and visibly accessible spaces.

A circular embossed seal is partially visible in the background. Overlaid on it is a handwritten signature in blue ink and a date stamp that reads "OCT 16 2015".

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MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION  
INSPECTION COMMENCE  
DATE: August 24, 2015

INSPECTION MADE BY  
SIGNATURE: 

INSPECTION COMPLETED  
DATE: August 24, 2015

PRINT NAME: Rick Hernandez-Capote, R.A.  
TITLE: AR 15379, AAC001931

MUST BE SIGNED AND  
SEALED BY ARCHITECT OR  
ENGINEER

ADDRESS: 7301 SW 82 Court  
Miami-Dade, FL 33143  
PHONE: (305) 275-6310  
FAX: (305) 275-6309

1. Description of Structure:

- k. Name or Title: BROCKWAY/VALENCIA LLC.
- l. Property address: 272 VALENCIA AVENUE, CORAL GABLES FL.
- m. Legal description: CORAL GABLES CRAFTS SEC PB 10-40
- n. Owner's name: Same as title
- o. Owner's mail address: 300 ALMERIA AVENUE, CORAL GABLES FL. 33134
- p. Building Official Folio Number: 03-4117-005-2340
- q. Building Code Occupancy Classification: COMMERCIAL
- r. Present use: DEALERSHIP/SALES
- s. General description, type of construction, size, number of stories, and special features.

CBS, one story, per Dade County Property Appraiser was built 1955, and has 3,827 ASF.

- t. Additions to original structure: **NONE OBSERVED at time of inspection.** No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

1. ELECTRICAL SERVICE: Overhead service to from FPL, TWO FEEDERS FOUR WIRES EACH, and EACH WIRE APPROXIMATELY 3/0 IN SIZE.

- a. SIZE: AMPERAGE ( 400 ); FUSES ( ); BREAKER ( XX )
- b. PHASE: 3φ ( XX ); 1φ ( );
- c. CONDITION: GOOD ( ); FAIR ( XX ); NEED REPAIR ( )
- d. COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

2. METER AND ELECTRICAL ROOM:

- a. CLEARANCES: GOOD ( ); FAIR ( XX ); CORRECTION REQ. ( )  
COMMENTS: Exterior type meters.

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3. GUTTERS:

- a. LOCATION: LINE  
GOOD ( XX ); REQUIRES REPAIR ( )
- b. LOCATION:  
GOOD ( ); REQUIRES REPAIR ( )
- c. COMMENTS: AS OBSERVED AT TIME OF INSPECTION.
- c. TAPS AND FILL: AS OBSERVED AT TIME OF INSPECTION.  
GOOD ( XX ); REQUIRES REPAIR ( )

4. ELECTRICAL PANELS:

- a. PANEL # ( 1-3 ): GOOD ( XX ); REQUIRES REPAIR ( )  
Location: As observed at each inspected area, breaker panels. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding purposes. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

5. BRANCH CIRCUITS:

- a. IDENTIFIED: YES ( ✓ ); MUST BE IDENTIFIED ( )
- b. CONDUCTORS: GOOD ( ✓ ); DETERIORATED ( ); REPLACE ( )
- c. COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

6. GROUNDING OF SERVICE: GOOD ( XX ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

7. GROUNDING OF EQUIPMENT: GOOD ( XX ); REQUIRES REPAIR ( )

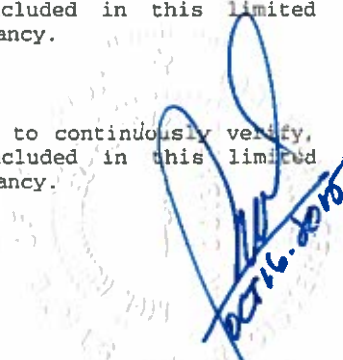
COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

8. SERVICE CONDUITS RACEWAYS; CONDITION: GOOD ( XX ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

9. SERVICE CONDUCTOR & CABLES; CONDITION: GOOD ( XX ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.



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10. TYPES OF WIRING METHODS:

CONDUIT RACEWAYS; RIGID: GOOD ( XX ); REQUIRES REPAIR ( )  
 CONDUIT; PVC: GOOD ( ); REQUIRES REPAIR ( )  
 NM CABLE: GOOD ( ); REQUIRES REPAIR ( )  
 BX CABLE: GOOD ( ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

11. FEEDER CONDUCTORS; CONDITION: GOOD ( XX ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

12. EMERGENCY LIGHTING: GOOD ( XX ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

13. BLDG. EGRESS ILLUMINATION: GOOD ( XX ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

14. FIRE ALARM SYSTEM: N/A (XX) GOOD ( ); REQUIRES REPAIR ( )

COMMENTS: None observed. Authority Having Jurisdiction may determine additional requirements. In the case that the Authority Having Jurisdiction makes this a requirement, it is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

15. SMOKE DETECTORS: N/A (XX) GOOD ( ); REQUIRES REPAIR ( )

COMMENTS: Property owner is responsible and liable to provide continued testing, maintenance and upgrades as may be necessary to assure all smoke detectors are continuously operable. Special care should be taken to assure units and their wiring are neither tampered with nor malfunctioning. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. In addition, property owner is responsible to assure compliance with any requirement, code or ordinance that may require a hardwired carbon monoxide detector.

16. EXIT LIGHTS: GOOD ( XX ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

17. EMERGENCY GENERATOR: GOOD ( ); REQUIRES REPAIR ( )

COMMENTS: None observed.

OCT 16 - 2015

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18. WIRING IN OPEN OR UNDER COVER PARKING, GARAGE AREAS: N/A ( ) GOOD ( XX ); ADDITIONAL ILLUMINAION REQUIRED ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

19. OPEN OR UNDER COVER PARKING SURFACE AND SECURITY LIGHTING: N/A ( ) GOOD ( XX ); ADDITIONAL ILLUMINATION REQUIRED ( )

COMMENTS: As observed/measured at time of inspection. Property owner is to assure that continued proper security lighting is provided at all times through preventive maintenance, upgrades or whatever means as may be necessary for compliance with section 8c-3 of the Code of Miami-Dade County. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

20. SWIMMING POOL WIRING: GOOD ( ); REQUIRES REPAIR ( )

COMMENTS: N/A.

21. WIRING OF/TO MECHANICAL EQUIPMENT: GOOD ( ✓ ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. Any machinery or equipment which is for tenant use is excluded for the purposes of this report.

22. GENERAL ADDITIONAL COMMENTS: THIS REPORT IS NOT FOR BIDDING PURPOSES. Continue with proactive maintenance and provide repairs as may be necessary to maintain property safe for continued use and occupancy. Please note that this report does not include testing of any component, it is based on visual observations of applicable and accessible areas on day of inspection. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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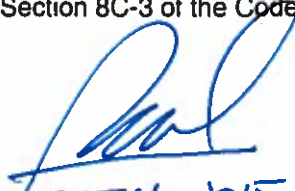
**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

DATE: October 16, 2015

Re: Folio No. 03-4117-005-2340  
Property Address: 272 Valencia Avenue, Coral Gables Fl. , Bldg. No.: 1  
Building Description: One STORY Commercial

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On **August 24, 2015**, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 1.5 foot candle per SF, Minimum 1 foot candle per SF, Minimum to Maximum ratio 1:1.5, foot candle 1 average per SF.
4. The level of illumination provided in the parking lot(s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

  
OCT 16. 2015  
Signature and Seal of Architect or Engineer

RICK HERNANDEZ CAPOTE

(Print Name)

**REQUEST AND AGREEMENT FOR RE-CERTIFICATION AS PER SECTION 8-11(f) OF THE  
CODE OF MIAMI DADE COUNTY**

OWNER NAME: BROCKWAY/Valencia LLC.  
Property Address(es): 272 Valencia Avenue, Coral Gables Fl.  
Property Folio: 03-41 17-005-2340  
Date of Inspection for Purposes of this Report: August 24, 2015

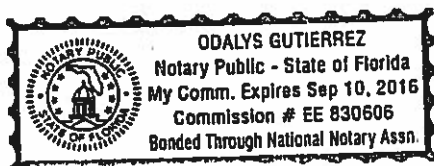
I James Eagleton as property owner and/or authorized representative of the above referenced property(s) am requesting that Arcbuilders and Group, Inc. (the "company") prepare and submit the required \*Minimum Inspection Procedural Guidelines as required for Re-certification as stipulated in Section 8-11 (f) of The Code of Miami Dade County (referred to as "this report") subject to the unconditional release and limitation of liability. I have submitted to Arcbuilders and Group, Inc. documentation in reference to repairs/alterations/corrections which I have performed on the subject property(s) and by doing so take full responsibility for the proper completion of any repairs/corrections/alterations and/or maintenance of the building components. I am responsible to disclose in writing any known defects or violations at the time of inspection or at the time the report is to be prepared and accordingly I am attaching as may be applicable a document in that regard. I understand that Arcbuilders and Group, Inc. relies on the validity of this documentation and is not responsible to verify the validity, quality, means and methods or compliance with applicable laws of the repairs/alterations/corrections performed at the subject building.

I understand that this limited \*report being requested from Arcbuilders and Group Inc. is not a guaranty or warranty for any part of this property. Further I hold harmless and indemnify Arcbuilders and Group Inc. its principals, owners and employees from any and all liability arising from the preparation and submission of this report. I acknowledge that this report is prepared and is to be submitted to the Building Official as may be required for Re-Certification as referenced above. This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11(f) of The Code of Miami Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As 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(s). No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection or this report, only visual observations were conducted of areas and components as made accessible by property owner/representative on the day of inspection. Any repairs/corrections/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. In the event that Arcbuilders and Group Inc, its principals, owners or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, or any other theory of liability, the combined liability of the company and its principals, owners and employees shall be limited to a sum equal to the amount of the fee paid by the client for the original inspection and report. Property owner agrees to have no cause of action against the company and its principals, owners or employees beyond thirty days after the date of this agreement. In the event the property owner fails to prove adverse claims against company or its principals, owners or employees in a court of law, the property owner will pay all legal costs, expenses and fees in defending claim. By submitting this report to the Building Department, property owner accepts full responsibility and liability to continuously verify, correct, repair and maintain all components of this building whether included in this limited inspection report or not. Acceptance and understanding of this agreement are hereby acknowledged.

James Eagleton - Real Estate Mgr  
Print Name and Title

James Eagleton 10-14-15  
Signature Date

Subscribed and Sworn before me this 14  
day of 10 2015 by JAMES EAGLETON  
who is personally known to me or who has  
Produced the following identification:



[Signature]  
Notary Public, State of Florida  
My Commission expires: SEP 10 / 2016



**City of Coral Gables  
Development Services**



**RC-15-10-5773**

**272 VALENCIA AVE #**

Folio #: **03-4117-005-2340**  
Permit Description: **40 YEAR BUILDING  
RECERTIFICATION OR OLDER BUILT (1955)**

EL \_\_\_\_\_  
ME \_\_\_\_\_  
PL \_\_\_\_\_

# OFFICE SET

		Approved	
Section	By	Date	
<input type="checkbox"/> BUILDING			
<input type="checkbox"/> CONCURRENCY			
<input type="checkbox"/> ELECTRICAL	<i>[Signature]</i>	<i>08/15</i>	
<input type="checkbox"/> FEMA			
<input type="checkbox"/> FIRE			
<input type="checkbox"/> HANDICAP			
<input type="checkbox"/> HISTORICAL			
<input type="checkbox"/> MECHANICAL			
<input type="checkbox"/> PLUMBING			
<input type="checkbox"/> PUBLIC WORKS			
<input type="checkbox"/> STRUCTURAL			
<input type="checkbox"/> ZONING			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/> OWNER BUILDER			

*R*

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of/or results from these plans.  
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES

**RC-15-10-5773**





Permit #: RC-15-10-5773      Permit type: rc010 - BUILDING RE CERTIFICATION      Address: 272 VALENCIA AVE  
 Master permit #:      Routing queue: rc012 - STRUCTURE CERTIFICATION      CORAL GABLES, FL 33134-5906

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOARDS - GENERATE F	calc fees	CALCULATE FEES	10/28/2015	comp	cgonzalez	
2 - CASHIER	collect	COLLECT FEES	10/28/2015		iwebuser	
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW				
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	10/28/2015	reject	mlopez	SEE REPORT.
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW	10/29/2015	apvd	areyes	
4 - RE CERTIFIED LETTER	collect	COLLECT FEES				
4 - RE CERTIFIED LETTER	letter	GENERATE LETTER				



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-08-03-0699	03/17/2008	272 VALENCIA AVE	BOA COMPLETE (LESS THAN \$75,000)	INT & EXT PAINT; WALLS OFF WHITE, DOORS, WINDOW'S FRAMES DK GREY(ALMOST BLACK) \$20000 (GIL 305 987 6666)	final	03/17/2008	04/09/2008	0.00
AB-08-04-1149	04/21/2008	272 VALENCIA AVE	BOA COMPLETE (LESS THAN \$75,000)	5 BLACK CANVAS AWNINGS \$5000 FOR SMART CAR CENTER (MA ELENA 786 251 8862)	final	04/22/2008	02/12/2009	20.00
AB-08-08-0357	08/06/2008	272 VALENCIA AVE	BOA PRELIMINARY/MED BONUS/FINAL	REV TO PERMIT - EXT./INT REMODELING (SMART CENTER )\$150000	final	08/06/2008	12/01/2008	20.00
AB-10-04-4570	04/22/2010	272 VALENCIA AVE	BOA COMPLETE (LESS THAN \$75,000)	(5) AWNINGS RECOVER DARK BLUE & PAINT EXT BLDG ENT. PORTAL W/SW6529 MED BLUE, ENT PORTAL MINOR ROOF W/SW7064 LT GRAY & STEEL AWNINGS FRAMES W/SW/7018 MED GRAY \$1500	final	04/22/2010	10/13/2010	0.00
AB-10-05-5181	05/28/2010	272 VALENCIA AVE	BOA PRELIMINARY/MED BONUS/FINAL	TAKEOVER (2) ELECTRICAL SIGNS " MERCEDES-BENZ" \$500	final	05/28/2010	05/31/2012	0.00
AB-12-05-7819	05/07/2012	272 VALENCIA AVE	BOA COMPLETE (LESS THAN \$75,000)	FINAL FOR EXTERIOR RENOVATIONS \$20,000	issued	05/07/2012		0.00
AB-12-09-1029	09/18/2012	272 VALENCIA AVE	BOA COMPLETE (LESS THAN \$75,000)	TAKEOVER (BIGGER SET ASKED FOR ) 11 WINDOWS REPLACEMENTS \$25000	issued	09/18/2012		0.00
BL-08-03-0118	03/05/2008	272 VALENCIA AVE	INT / EXT ALTERATIONS	COVERED ENTRY PORTAL, COMM INTER ALTERATIONS, LANDSCAPING, WALKWAYS, FRONT ENTRY SLAB, PATIO, DOORS, RESEAL & RESTRIPPING PARKING LOT(SMART CENTER) \$150,000	final	08/21/2008	12/01/2008	0.00
BL-08-04-1210	04/22/2008	272 VALENCIA AVE	AWNINGS / CANOPY	5 BLACK CANVAS AWNINGS \$5000 FOR SMART CAR CENTER	final	11/05/2008	02/12/2009	0.00
BL-10-06-3507	06/02/2010	272 VALENCIA AVE	SIGNS	(2) ELECTRICAL SIGNS " MERCEDES-BENZ" \$500	final	03/16/2011	08/15/2012	0.00
BL-12-05-8614	05/18/2012	272 VALENCIA AVE	INT / EXT ALTERATIONS	EXTERIOR ALTERATIONS TO ENTRANCE PORTAL, WALKWAY, REMOVE EXISTING AWNINGS \$20,000	final	07/10/2012	09/18/2012	0.00
BL-12-05-8615	05/18/2012	272 VALENCIA AVE	INT / EXT ALTERATIONS	***CANCELLED***	canceled		05/18/2012	0.00
BL-12-09-1123	09/20/2012	272 VALENCIA AVE	INT / EXT ALTERATIONS	STOREFRONT WINDOW REPLACEMENT (11) \$25,000	final	01/02/2013	03/04/2013	0.00
CE-11-12-5467	12/07/2011	272 VALENCIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41047 SEC 8-13 MIAMI DADE COUNTY CODE (STOP) WORKING UNDER A RED TAG	final	12/07/2011	12/15/2011	0.00
EL-08-03-0294	03/10/2008	272 VALENCIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	FIXTURE FLOURESCENT TUBES AND SOCKETS, ROUGH WIRE OUTLETS, TIME CLOCK, TELEPHONE CONTROL PANEL AND DEVICES	final	03/11/2008	03/26/2008	0.00
EL-08-03-0774	03/18/2008	272 VALENCIA AVE	ELEC LOW VOLTAGE SYSTEM	BURGLAR ALARM \$850	final	03/28/2008	04/01/2008	0.00
EL-10-06-3509	06/02/2010	272 VALENCIA AVE	ELEC SIGNS	(2) ELECTRICAL SIGNS " MERCEDES-BENZ" \$500	final	12/29/2011	12/30/2011	0.00
EL-12-03-7861	03/09/2012	272 VALENCIA AVE	ELEC LOW VOLTAGE SYSTEM	SECURITY SYSTEM INSTALLATION \$800	final	03/12/2012	04/16/2012	0.00
ME-08-03-0367	03/11/2008	272 VALENCIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	NEW DUCTWORK LAYOUT AND BATH VENTS \$16,800	final	03/11/2008	03/26/2008	0.00
PL-08-03-0269	03/07/2008	272 VALENCIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INT. REMODELING - ROUGH & SET LAVATORY, SINK, WATER HEATER \$9,400	final	03/07/2008	04/04/2008	0.00
PS-10-04-5031	04/29/2010	272 VALENCIA AVE	TREE REMOVAL/RELOCATION	REMOVE 5 BLACK OLIVE TREES. REPLACE THE 5 BLACK OLIVES WITH A SUITABLE NATIVE TREE. NOTIFY PUBLIC SERVICE OF THE TYPE OF TREE TO BE USED AS REPLACEMENTS. 305-460-5138 BOB BOBERMAN OR TROY SPRINGMYE	final	05/14/2010	05/14/2010	0.00

CITY'S EXHIBIT 3

PU-10-04-4389	04/20/2010	272 VALENCIA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 96080562 CRM INV 010149	final	04/21/2010	04/21/2010	0.00
RC-15-10-5773	10/28/2015	272 VALENCIA AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE # 16-5104 UNSAFE STRUCTURES FEE	issued	10/28/2015		600.00
RR-08-09-1264	09/26/2008	272 VALENCIA AVE	RE-REVIEW FEE	<<WAIVED>> RE-REVIEW FEE FOR STRUCTURAL. PERMIT WAS ISSUED AND WORK WAS DONE WITHOUT PAYING THE RE-REVIEW FEE	final	02/02/2009	02/02/2009	100.00
RR-10-12-4620	12/21/2010	272 VALENCIA AVE	RE-REVIEW FEE	RE-REVIEW FEE FOR STRUCTURAL	final	03/08/2011	03/08/2011	0.00
RV-08-03-1265	03/31/2008	272 VALENCIA AVE	REVISION TO PERMIT	COVERED ENTRY PORTAL, COMM INTER ALTERATIONS, LANDSCAPING, WALKWAYS, FRONT ENTRY SLAB, PATIO, DOORS, RESEAL & RESTRIPPING PARKING LOT (SMART CENTER) \$150,000	final	04/25/2008	04/25/2008	0.00
RV-08-04-0091	04/02/2008	272 VALENCIA AVE	REVISION TO PERMIT	ARCH_STRUC, ELEC, MECH REVISION	final	04/21/2008	04/21/2008	0.00
RV-08-04-0092	04/02/2008	272 VALENCIA AVE	REVISION TO PERMIT	GENERAL REVISION & ENTRY PORTAL	final	04/18/2008	04/18/2008	0.00
RV-08-08-0380	08/06/2008	272 VALENCIA AVE	REVISION TO PERMIT	REVISION (MECHANICAL SCREEN)	final	09/12/2008	09/12/2008	0.00
SD-08-04-0011	04/01/2008	272 VALENCIA AVE	SHOP DRAWINGS	SHOP DRAWING FOR TEMPORARY DOOR AT ENTRANCE	final	04/07/2008	04/07/2008	0.00
SD-08-04-0805	04/15/2008	272 VALENCIA AVE	SHOP DRAWINGS	CANCELED-SHOP DWG FOR CANOPY	canceled		05/13/2014	0.00
SD-08-04-1195	04/22/2008	272 VALENCIA AVE	SHOP DRAWINGS	EXTERIOR DOOR	final	05/09/2008	05/09/2008	0.00
SD-08-10-1320	10/21/2008	272 VALENCIA AVE	SHOP DRAWINGS	SHOP DRAWINGS MECHANICAL SCREENING	final	11/04/2008	11/04/2008	0.00
ZN-08-03-0842	03/20/2008	272 VALENCIA AVE	PAINT / RESURFACE FL / CLEAN	INT PAINT, PAINT EXT - OFF WHITE (542-1), DOORS AND WINDOW FRAMES - DK GREY (517- 7) \$20,000	final	03/25/2008	04/09/2008	0.00
ZN-10-04-4912	04/28/2010	272 VALENCIA AVE	PAINT / RESURFACE FL / CLEAN	(5) AWNINGS RECOVER DARK BLUE & PAINT EXT BLDG ENT. PORTAL W/SW6529 MED BLUE, ENT PORTAL MINOR ROOF W/SW7064 LT GRAY & STEEL AWNINGS FRAMES W/SW/7018 MED GRAY \$1500	final	05/19/2010	10/13/2010	0.00
ZN-12-07-1805	07/27/2012	272 VALENCIA AVE	DUMPSTER / CONTAINER	DUMPSTER	final	07/28/2012	07/28/2012	0.00
ZN-14-11-3799	11/07/2014	272 VALENCIA AVE	ASPHALT - RESURFACE / SEALANT	SEALCOAT AND RESTRIPE PARKING LOT (AS EXISTING) \$2,900	final	11/20/2014	02/09/2015	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.

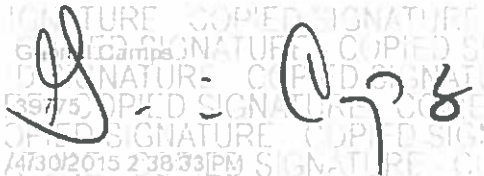
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<b>Occupant Name:</b>	Mercedes-Benz of Coral Gables	<b>Inspection Date:</b>	4/30/2015
<b>Address:</b>	272 Valencia Avenue	<b>Inspection Type:</b>	AA-Tactical, Business (Annual Fire Inspection)
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	3200

---

**No violations noted at this time.**

**Company Representative:**

  
Signature valid only in mobile-eyes documents

Gabriel Camps  
4/30/2015

**Inspector:**

  
Signature valid only in mobile-eyes documents

Madelaine Mendez  
4/30/2015

CITY'S  
EXHIBIT

4



The City of Coral Gables

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

4/20/2015

**VIA CERTIFIED MAIL**

BROCKWAY/VALENCIA LLC  
300 ALMERIA AVE  
CORAL GABLES , FL 33134-5812

RE: 272 VALENCIA AVE, Coral Gables, Florida  
Folio # 03-4117-005-2340  
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 1955.

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, 3<sup>rd</sup> 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 5





The City of Coral Gables

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

August 17, 2015

**VIA CERTIFIED MAIL**

91 7108 2133 3932 5928 3229

Brockway / Valencia LLC  
300 Almeria Avenue  
Coral Gables, Fl 33134-5812

Re: 272 Valencia Avenue  
Folio # 03-4117-005-2340

Dear Property Owner/Manager:

This Department has received your request dated August 12, 2015 for an extension to provide us with the Recertification Report for the above referenced property.

By these means, I am granting you sixty (60) days from the date of this letter to provide the Recertification Report. If you have further questions please contact me at (305) 460-5242.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES.  
Petitioner,

Case No. 16-5104

vs.

BROCKWAY/VALENCIA, LLC  
c/o Ronit Canet  
Bill Ussery Motors, Inc.  
Registered Agent  
300 Almeria Avenue  
Coral Gables, Florida 33134-5812

Return receipt number:

91 7108 2133 3932 7177 0165

Respondent.

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

Date: May 27, 2016

Re: **272 Valencia Avenue**, Coral Gables, Florida 33134-5812 and legally described as Lots 5 and 6, Block 10, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-2340 ("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-I 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 June 13, 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:  
Brockway/Valencia, LLC, 3059 Grand Avenue, Suite 330, Miami, Florida 33133-5166  
Northern Trust Bank of Florida, N.A., 700 Brickell Avenue, Miami, Florida 33131-2810  
The Northern Trust Company, 50 South LaSalle Street, Chicago, Illinois 60603-1008



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 16-5104

Title of Document Posted: Construction Regulation Board Case

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 272 VALENCIA AVE, ON 5-27-16  
AT 9:50 AM.

JORGE PINO  
Employee's Printed Name

[Signature]  
Employee's Signature

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

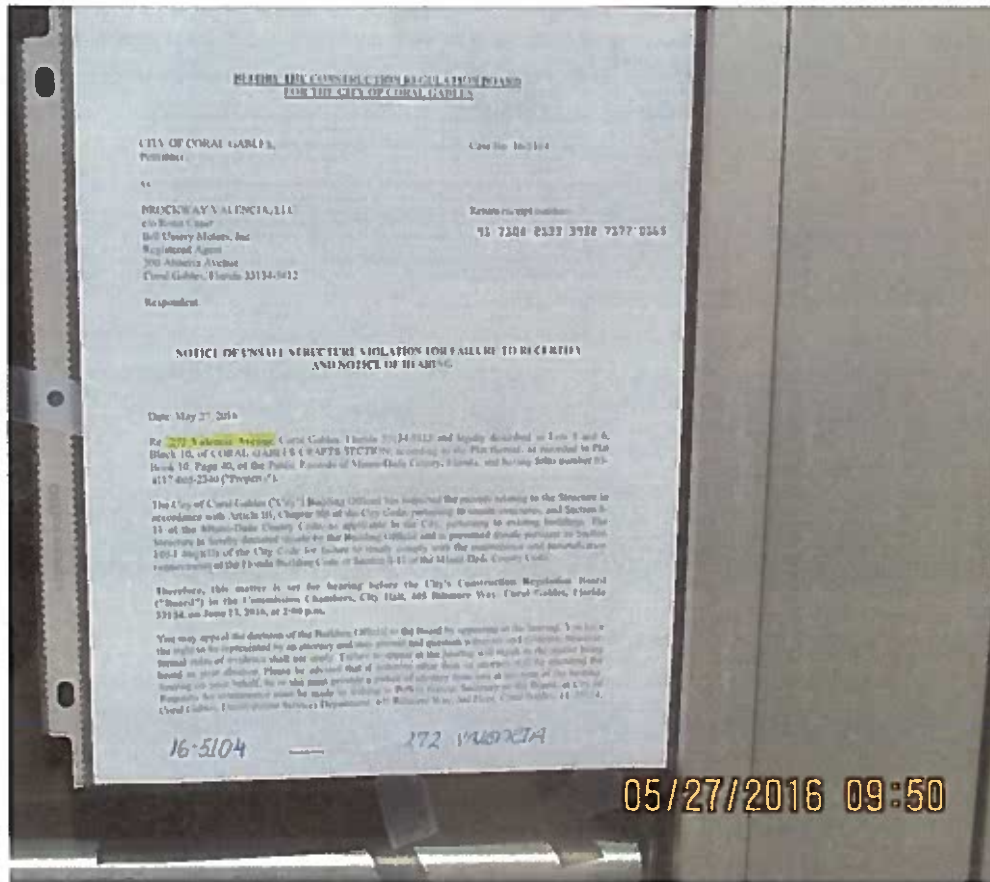
Sworn to (or affirmed) and subscribed before me this 27<sup>th</sup> day of May, in  
the year 20 16, by Jorge Pino who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

272 Valencia Avenue



This Document Prepared By and Return to:  
LAURA L. Russo, Esq.  
Russo & Baker, P.A.  
2655 LeJeune Road, Suite 201  
Coral Gables, Florida 33134

01R276717 2001 MAY 30 09:49

Parcel ID Number: 03-4117-005-2340

DOCSTPDEE 7,200.00 SURTX 5,400.00  
HARVEY RUVIN, CLERK DADE COUNTY, FL

Grantee #1 TIN  
Grantee #2 TIN

# Warranty Deed

This Indenture, Made this 25<sup>th</sup> day of May, 2001 A.D. Between  
DUCS DE FRANCE, INC., a Florida corporation

of the County of Miami-Dade State of Florida, grantor, and  
Brockway/Valencia, LLC., a Florida limited liability company

whose address is 300 Almeria Avenue, Coral Gables, FL 33134

of the County of Miami-Dade State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS.

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Miami-Dade State of Florida to wit

Lots 5 and 6 in Block 10 of CORAL GABLES CRAFTS SECTION, according to  
the Plat thereof, as recorded in Plat Book 10, at Page 40, of the  
Public Records of Miami-Dade County, Florida,

Subject to: Taxes for the year 2001 and subsequent years, zoning and  
other governmental regulations, easements, restrictions, conditions  
and limitations of record, if any, without reimposing same by this  
recitation.

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

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whatsoever  
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written

Signed, sealed and delivered in our presence:  
DUCS DE FRANCE, INC., a Florida  
corporation

[Signature]  
Printed Name: LAURA L. RUSSO  
Witness

By [Signature] (Seal)  
Andree Doyle, President  
P.O. Address: 272 Valencia Avenue, Coral Gables, FL 33134

[Signature]  
Printed Name: ANNE M. C. PASSAFIUME  
Witness

(Corporate Seal)

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of May, 2001 by  
Andree Doyle, President of DUCS DE FRANCE, INC., a Florida corporation  
on behalf of the corporation  
who is personally known to me or she has produced her Florida driver's license as identification

[Signature]  
Printed Name:  
Notary Public  
My Commission Expires







## Detail by Entity Name

### Florida Limited Liability Company

BROCKWAY/VALENCIA, LLC

### Filing Information

Document Number	L01000008183
FEI/EIN Number	N/A
Date Filed	05/23/2001
State	FL
Status	ACTIVE

### Principal Address

300 ALMERIA AVE.  
CORAL GABLES, FL 33134

Changed: 04/21/2004

### Mailing Address

3059 Grand Avenue  
Suite 330  
Miami, FL 33131

Changed: 03/18/2016

### Registered Agent Name & Address

CANET, RONIT  
C/O BILL USSERY MOTORS, INC.  
300 ALMERIA AVE.  
CORAL GABLES, FL 33134

Name Changed: 04/28/2006

Address Changed: 04/28/2006

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

BROCKWAY, ROBERT W  
300 ALMERIA AVE

CORAL GABLES, FL 33134

Title MGR

BROCKWAY, PAULA L  
300 ALMERIA AVE  
CORAL GABLES, FL 33134

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2014	01/21/2014
2015	02/23/2015
2016	03/18/2016

**Document Images**

<a href="#"><u>03/18/2016 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/23/2015 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/21/2014 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/28/2013 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/15/2012 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/12/2011 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/22/2010 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/29/2009 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/29/2008 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/23/2007 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/28/2006 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/29/2005 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/21/2004 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/20/2003 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/05/2002 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/23/2001 -- Florida Limited Liabilities</u></a>	<a href="#">View image in PDF format</a>



CFN 2010R0817942  
 DR Bk 27511 Pgs 4373 - 4391; (19pgs)  
 RECORDED 12/07/2010 11:19:27  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

**THIS INSTRUMENT PREPARED BY & RETURN TO:**

Manuel A. Perez, Esq.  
 Harper Meyer Perez Hagen O'Connor Albert & Dribin LLP  
 201 S. Biscayne Blvd., Suite 800  
 Miami, Florida 33131  
 Telephone (305) 577-3443

**MORTGAGE**

**THIS MORTGAGE** (this "Mortgage") is made and delivered effective as of the 22<sup>nd</sup> day of November, 2010, by and between BROCKWAY/VALENCIA, LLC, a Florida limited liability company with a mailing address at 300 Almeria Avenue, Coral Gables, Florida 33134 (hereinafter called the "Mortgagor"), and NORTHERN TRUST, NA, a national banking association formerly known as Northern Trust Bank of Florida, N.A., having an office at 700 Brickell Avenue, Miami, Florida 33131, (hereinafter called the "Mortgagee").

**WITNESSETH:**

**WHEREAS**, on May 31, 2007, Robert W. Brockway and Paula L. Brockway, as husband and wife (collectively, the "Brockways"), and Mortgagee entered into an agreement, pursuant to which Mortgagee agreed to extend to the Brockways a loan in the original principal amount of Five Million Six Hundred Twenty Five Thousand and No/100 United States Dollars (U.S. \$5,625,000.00) (the "Original Loan"); and

**WHEREAS**, the Original Loan is evidenced by that certain Interest Only Balloon Note dated effective as of May 31, 2007 in the original principal amount of Five Million Six Hundred Twenty Five Thousand and No/100 United States Dollars (U.S. \$5,625,000.00) from the Brockways in favor of the Mortgagee and by that certain Renewal of the Interest Only Balloon Note dated effective as of June 1, 2010, in the original principal amount of Five Million Six Hundred Twenty Five Thousand and No/100 United States Dollars (U.S. \$5,625,000.00) from the Brockways in favor of the Mortgagee (collectively, the "Original Note"); and

**WHEREAS**, the Brockways' obligations under the Original Loan and the Original Note are secured by that certain Mortgage dated effective as of May 31, 2007, by and between the Brockways and Mortgagee (the "Original Mortgage"), such Original Mortgage having been recorded June 1, 2007, in Official Records Book 25665, at Page 1750, of the Public Records of Miami-Dade County, Florida; and

**WHEREAS**, the Brockways and Mortgagee have amended the Original Loan pursuant to the terms of that certain Security and Term Loan Agreement of even date herewith (the "Loan Agreement") in order to, inter alia, (i) pay down the principal amount of the Original Loan to FIVE MILLION SIXTY-TWO THOUSAND FIVE HUNDRED AND 00/100 UNITED STATES DOLLARS (U.S. \$5,062,500.00) (the "Loan"), (ii) extend the maturity date of the Loan, all as more particularly set forth in the Loan Agreement; and (iii) include additional collateral; and

**FLORIDA DOCUMENTARY STAMP AND INTANGIBLE TAXES HAVE BEEN PAID WITH RESPECT TO THE ORIGINAL INDEBTEDNESS DESCRIBED IN THE ORIGINAL MORTGAGE, AND EVIDENCE OF SUCH PAYMENT APPEARS ON THE ORIGINAL MORTGAGE. THIS INSTRUMENT SECURES A FUTURE ADVANCE UNDER THE ORIGINAL MORTGAGE AND, PURSUANT TO SECTION 199.143(1), FLORIDA STATUTES, ADDITIONAL TAXATION IS ONLY DUE ON THE AMOUNT OF SUCH FUTURE ADVANCE.**

**BALLOON PAYMENT RIDER**

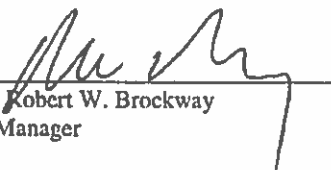
THIS BALLOON PAYMENT RIDER (this "Rider") is made effective as of the 22<sup>nd</sup> day of November, 2010, and amends that certain Amended and Restated Interest Only Balloon Note in the amount of \$5,625,000.00 (the "Note") made by Robert W. Brockway and Paula L. Brockway, as husband and wife (collectively, the "Borrower") to NORTHERN TRUST, NA (the "Mortgagee"), and that certain Mortgage of even date therewith by and between Brockway/Valencia, LLC (the "Mortgagor") and Lender (the "Mortgage"), to secure repayment of the Note.

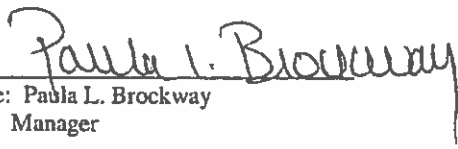
In addition to the agreements and provisions made in the Mortgage, both Mortgagor and Mortgagee further agree as follows:

**IF NOT PAID EARLIER, THIS LOAN IS PAYABLE IN FULL ON AUGUST 31, 2011 (THE "MATURITY DATE"). BORROWER MUST REPAY THE ENTIRE UNPAID PRINCIPAL BALANCE OF THE LOAN AND INTEREST THEN DUE. THIS IS CALLED A "BALLOON PAYMENT." THE LENDER IS UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME.**

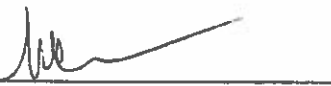
At least ninety (90) but not more than one hundred twenty (120) days prior to the Maturity Date, Mortgagee must send the Borrower a notice which states the Maturity Date and the amount of the "balloon payment" which will be due on the Maturity Date (assuming all scheduled payments due between the date of the notice and the Maturity Date are made on time).

BROCKWAY/VALENCIA, LLC

By:   
Name: Robert W. Brockway  
Title: Manager

By:   
Name: Paula L. Brockway  
Title: Manager

NORTHERN TRUST, NA

By:   
Name: Michael J. Villasana  
Title: Senior Vice President

The Northern Trust Company - Active (FDIC # 913) Insured Since January 1, 1934  
 Data as of: May 18, 2016

The Northern Trust Company is an active bank

<b>FDIC Certificate#:</b> 913	<b>Established:</b> January 1, 1889	<b>Corporate Website:</b> <a href="http://www.northerntrust.com">http://www.northerntrust.com</a>
<b>Headquarters:</b> 50 South LaSalle Street Chicago, IL 60603 Cook County	<b>Insured:</b> January 1, 1934	<b>Consumer Assistance:</b> <a href="http://www.FederalReserveConsumerHelp.gov">http://www.FederalReserveConsumerHelp.gov</a>
<b>Locations:</b> 73 domestic in 18 states, 0 in territories, and 2 in foreign locations	<b>Bank Charter Class:</b> Member of the Federal Reserve System	<b>Contact the FDIC about:</b> The Northern Trust Company
	<b>Regulated By:</b> Federal Reserve Board	

Locations

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Showing 1 to 25 of 75 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
186638	5	Georgetown Branch (Frng)	Cardinal Avenue, Barclays Bank Bldg		Georgetown			Full Service Brick and Mortar Office	01/02/1973	
186637	4	London Branch (Frng)	38 Lombard Street		London			Full Service Brick and Mortar Office	08/04/1969	
17172	71	Phoenix Branch	2398 East Camelback Road Suite 400	Maricopa	Phoenix	AZ	85016	Full Service Brick and Mortar Office	09/19/1983	10/01/2011
257615	73	Scottsdale Branch	14624 N. Scottsdale Road, Suite 100	Maricopa	Scottsdale	AZ	85254	Full Service Brick and Mortar Office	02/03/1992	10/01/2011
257619	75	Catalina Foothills Branch	3450 East Sunrise Drive Suite 100	Pima	Tucson	AZ	85718	Full Service Brick and Mortar Office	09/15/1997	10/01/2011
257422	83	Century City Branch	2049 Century Park East, Suite 3600	Los Angeles	Los Angeles	CA	90067	Full Service Brick and Mortar Office	02/15/1994	10/01/2011
363615	87	Silicon Valley Branch	2500 Sand Hill Road, Suite 150	San Mateo	Menlo Park	CA	94025	Full Service Brick and Mortar Office	05/11/2001	10/01/2011
257427	86	Marin County Branch	575 Redwood Highway	Marin	Mill Valley	CA	94941	Full Service Brick and Mortar Office	05/15/1999	10/01/2011
257418	79	Newport Beach Branch	16 Corporate Plaza	Orange	Newport Beach	CA	92660	Full Service Brick and Mortar Office	12/02/1991	10/01/2011
257421	82	Los Angeles Branch	201 South Lake Avenue, Suite 600	Los Angeles	Pasadena	CA	91101	Full Service Brick and Mortar Office	04/12/1993	10/01/2011
257419	80	San Diego Branch	4370 La Jolla Village Drive Suite 1000	San Diego	San Diego	CA	92122	Full Service Brick and Mortar Office	12/02/1991	10/01/2011
257420	81	San Francisco Branch	580 California Street Suite 1800	San Francisco	San Francisco	CA	94104	Full Service Brick and Mortar Office	06/15/1992	10/01/2011
16999	78	Santa Barbara Branch	206 East Anapamu Street	Santa Barbara	Santa Barbara	CA	93101	Full Service Brick and Mortar Office	04/29/1983	10/01/2011
257423	84	Montecito Branch	1485 East Valley Road (Montecito)	Santa Barbara	Santa Barbara	CA	93108	Full Service Brick and Mortar Office	01/15/1997	10/01/2011
57101	77	Denver Branch	1573 Market Street	Denver	Denver	CO	80202	Full Service Brick and Mortar Office	10/04/1996	10/01/2011
520249	101	Greenwich Branch	165 Mason Street	Fairfield	Greenwich	CT	06830	Full Service Brick and Mortar Office	12/08/2003	10/01/2011
526208	104	Washington D.C. Branch	800 Connecticut Avenue, N.W., Suite 200	District Of Columbia	Washington	DC	20006	Full Service Brick and Mortar Office	10/03/2011	
257031	42	Aventura Branch	18909 Northeast 29th Avenue	Miami-Dade	Aventura	FL	33180	Full Service Brick and Mortar Office	02/04/1993	10/01/2011
257475	31	Boca Raton Branch	3100 North Military Trail	Palm Beach	Boca Raton	FL	33431	Full Service Brick and Mortar Office	10/28/1985	10/01/2011
257038	49	Boca Raton Messenger Service Branch	3100 North Military Trail	Palm Beach	Boca Raton	FL	33431	Limited Service Messenger Office	12/20/1993	10/01/2011

Northern Trust Bank of Florida, National Association - **inactive** (FDIC # 24185) Inactive as of **October 1, 2011**  
Northern Trust Bank of Florida, National Association was merged or acquired without government assistance  
**Data as of: May 18, 2016**

**Northern Trust Bank of Florida, National Association** is no longer doing business under that name because it has been **merged or acquired without government assistance**. See the successor institution, The Northern Trust Company (FDIC #: 913)

<b>FDIC Certificate#:</b>	24185	<b>Established:</b>	November 1, 1982	<b>Contact the FDIC about:</b> Northern Trust Bank of Florida, National Association or The Northern Trust Company
<b>Headquarters:</b>	700 Brickell Avenue Miami, FL 33131 Miami-Dade County	<b>Insured:</b>	November 1, 1982	
		<b>Bank Charter Class:</b>	National Bank	

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**Location information is not available for inactive or renamed banks**