



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/3/2017

Property Information	
Folio:	03-4117-005-2270
Property Address:	343 ALMERIA AVE Coral Gables, FL 33134-5811
Owner	343 SISTERS LLC
Mailing Address	343 ALMERIA AVE CORAL GABLES, FL 33134 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	4,900 Sq Ft
Living Area	4,900 Sq Ft
Adjusted Area	4,559 Sq Ft
Lot Size	2,500 Sq Ft
Year Built	1957



Assessment Information			
Year	2017	2016	2015
Land Value	\$375,000	\$345,000	\$345,000
Building Value	\$911,800	\$903,000	\$903,000
XF Value	\$0	\$0	\$0
Market Value	\$1,286,800	\$1,248,000	\$1,248,000
Assessed Value	\$1,286,800	\$1,185,800	\$1,078,000

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction		\$62,200	\$170,000

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
LOT 36 BLK 9
LOT SIZE 25,000 X 100
OR 20058-0933 1101 1

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,286,800	\$1,185,800	\$1,078,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,286,800	\$1,248,000	\$1,248,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,286,800	\$1,185,800	\$1,078,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,286,800	\$1,185,800	\$1,078,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/18/2013	\$1,225,000	28595-3936	Qual by exam of deed
11/01/2004	\$1,825,000	22798-0742	Sales which are qualified
11/01/2001	\$625,000	20058-0933	Sales which are qualified
11/01/1982	\$235,000	11610-1391	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>

Version

CITY'S

EXHIBIT 1

343 Almeria Ave

<p><u>Owner (Registered Agent)</u> 343 Sisters LLC c/o Carlos A. Penin Registered Agent 343 Almeria Ave Coral Gables, FL 33134-5811</p>	<p><u>Mortgagee</u> Suntrust Bank Commercial Loan Center Attn: Legal Notice Specialist 211 Perimeter Center Parkway NE Ste 100 Atlanta, GA 30346-1308</p>
<p><u>Mortgagee (FDIC address)</u> Suntrust Bank 303 Peachtree St NE Atlanta, GA 30308-3201</p>	

343 ALMERIA AVENUE





Home Citizen Services Business Services Back to Coral Gables.com

Logon Help Contact

Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-13-04-1668	04/25/2013	343 ALMERIA AVE	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL TO WINDOW & INTERIOR ALTERATIONS \$3,500	final	04/25/2013	10/08/2014	0.00
BL-13-04-1680	04/25/2013	343 ALMERIA AVE	DEMOLITION	*** CANCELLED BY THE OWNER ** INTER DEMO ONLY \$2,000	canceled		05/10/2013	0.00
BL-13-04-1936	04/30/2013	343 ALMERIA AVE	INT / EXT ALTERATIONS	STOREFRONT WINDOW & OVERHEAD DOOR, INTERIOR ALTERATIONS \$20,000	final	05/16/2013	10/08/2014	0.00
BL-13-05-1207	05/20/2013	343 ALMERIA AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF \$24,700 FLAT ONLY	final	05/23/2013	10/08/2013	0.00
CE-11-09-6572	08/22/2011	343 ALMERIA AVE	CODE ENF WARNING PROCESS	WT6637 CH.54-154 CITY CODE (DOP) @ 4:15PM - IT IS UNLAWFUL TO DEPOSIT TRASH, REFUSE OR WASTE ON ANY LOT OR PREMISES OTHER THAN PROPERTY WHERE IT ORIGINATES FROM. (IMAGEN DUMPING AT 301 ALMERIA)	final	08/22/2011	09/19/2011	0.00
CE-11-09-6573	08/22/2011	343 ALMERIA AVE	CODE ENF WARNING PROCESS	WT6638 CH.54-154 CITY CODE (DOP) @ 4:15PM - IT IS UNLAWFUL TO DEPOSIT TRASH, REFUSE OR WASTE ON ANY LOT OR PREMISES OTHER THAN PROPERTY WHERE IT ORIGINATES FROM. (WOWFACTOR/ECHOVANT DUMPING AT 301 ALMERIA)	final	08/22/2011	09/19/2011	0.00
CE-12-04-7813	01/24/2012	343 ALMERIA AVE	CODE ENF WARNING PROCESS	WT15880 CH.54-153 CITY CODE (DUM) @ 3:50PM DUMPING OF TRASH IN VIOLATION OF SEC.54-153 OF THE CITY OF CORAL GABLES CITY CODE WHICH IS A MISDEMEANOR.	final	01/24/2012	04/08/2012	0.00
CE-13-02-1423	02/26/2013	343 ALMERIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/01/2013	03/01/2013	0.00
CE-13-03-1351	03/20/2013	343 ALMERIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/21/2013	03/21/2013	0.00
EL-13-04-1716	04/26/2013	343 ALMERIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	CANCELLED	canceled		05/10/2013	0.00
EL-13-05-0006	05/01/2013	343 ALMERIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	2 TONS OF NEW A/C	final	05/30/2013	06/13/2013	0.00
ME-13-05-0635	05/10/2013	343 ALMERIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	STOREFRONT WINDOW & INTERIOR ALTERATIONS \$3,500 INSTALL 2 MINI SPLIT SYSTEMS 9000 AND 12000	final	05/30/2013	03/31/2014	0.00

CITY'S


EXHIBIT

2

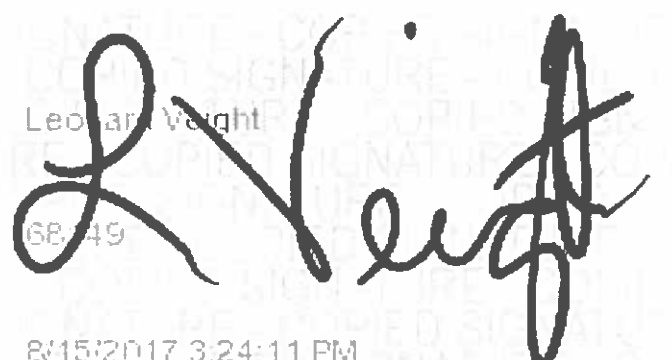
Permit ID	Issue Date	Address	Category	Description	Status	Start Date	End Date	Amount
BTUH								
PU-13-02-0181	02/05/2013	343 ALMERIA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 01120071 02020347 02020348 13343B 14801B 28136B	final	02/06/2013	02/06/2013	0.00
PU-14-07-2912	07/14/2014	343 ALMERIA AVE	PUBLIC RECORDS SEARCH	REQ CERT COPY OF BL13041936	final	07/14/2014	07/14/2014	0.00
RC-17-08-1188	08/03/2017	343 ALMERIA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1957) CONSTRUCTION REGULATION BOARD CASE # 17-6361 AND UNSAFE STRUCTURES FEE	approved			980.63
RV-13-06-1163	06/18/2013	343 ALMERIA AVE	REVISION TO PERMIT	REVISION-ARCHITECTURAL & STRUCTURAL PAGES	final	10/07/2014	10/07/2014	0.00
RV-13-07-1805	07/26/2013	343 ALMERIA AVE	REVISION TO PERMIT	REVISION TO ROOFING TO CHANGE TO CONCRETE AND LWC DECK	final	08/08/2013	08/08/2013	0.00
SD-14-03-3473	03/28/2014	343 ALMERIA AVE	SHOP DRAWINGS	SHOP DRAWING OVERHEAD DOOR	final	03/28/2014	03/28/2014	0.00
ZV-13-02-1134	02/21/2013	343 ALMERIA AVE	ZONING LETTER VERIFICATION	ZONING VERIFICATION/INFORMATION LETTER	pending			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).

Company Representative:

Carlos Del Pino
8/15/2017 3:24:11 PM

Signature valid only in mobile-eyes documents

Inspector:

Carlos Del Pino
8/15/2017
Leonard Veight
8/15/2017 3:24:11 PM

Signature valid only in mobile-eyes documents

Leonard Veight
8/15/2017



The City of Coral Gables

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

4/25/2017

VIA CERTIFIED MAIL

7015 3010 0001 1378 8382

343 SISTERS LLC
343 ALMERIA AVE
CORAL GABLES, FL 33134

RE: 343 ALMERIA AVE, CORAL GABLES, FL
FOLIO # 341170052270
Recertification of Building 40 Years or Older

Gentlemen:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1957. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. Submittal of the Report does not constitute recertification; it must be approved by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

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

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

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

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

Thank you for your prompt attention to this matter.

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

CITY'S

Composite

EXHIBIT

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BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6361

vs.

343 SISTERS LLC
c/o Carlos A. Penin
343 Almeria Avenue
Coral Gables, Florida 33134-5811

Return receipt number:

91 7108 2133 3932 5922 8633

Respondent.

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

Date: August 31, 2017

Re: **343 Almeria Avenue**, Coral Gables, Florida 33134-5811, and legally described as Lot 36, Block 9, 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 03-4117-005-2270 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

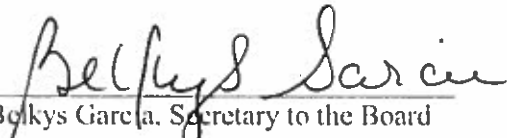
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on September 18, 2017, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134. bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.


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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c:
Suntrust Bank Commercial Loan Center, Attn: Legal Notice Specialist, 211 Perimeter Center Parkway NE, Suite 100, Atlanta, Georgia 30346-1308

Suntrust Bank, 303 Peachtree Street NE, Atlanta, Georgia 30308-3201



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6361

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

I, JOSE IGLESIA, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 343 ALMERIA AVE, ON 8-31-17
AT 11:40 AM.

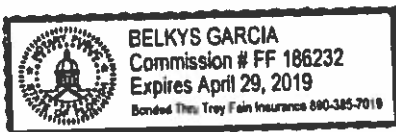
JOSE IGLESIA
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 31st day of August, in
the year 2017, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

343 ALMERIA AVENUE



CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6361

vs.

343 SISTERS LLC
c/o Carlos A. Penin
343 Almeria Avenue
Coral Gables, Florida 33134-5811

Respondent.

NOTICE OF HEARING CANCELLATION

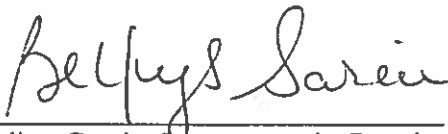
Date: September 14, 2017

Re: **343 Almeria Avenue**, Coral Gables, Florida 33134-5811, and legally described as Lot 36, Block 9, 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 03-4117-005-2270 ("Property").

Please be advised the Construction Regulation Board hearing scheduled for Monday, September 18, 2017, 2:00 pm, 405 Biltmore Way, Commission Chambers, Coral Gables, Florida 33134, has been cancelled due to Hurricane Irma. You will be notified of the new hearing date at a later time.

If you have any questions on this matter contact Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

Thank you for your understanding on this matter.



Belkys Garcia, Secretary to the Board



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6361

Title of Document Posted: Notice of Hearing Cancellation

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 343 Almeria Ave, ON 9-14-17
AT 8:10 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 14th day of September, in
the year 2017, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6361

vs.

343 SISTERS LLC
c/o Carlos A. Penin
343 Almeria Avenue
Coral Gables, Florida 33134-5811

Return receipt number:

91 7108 2133 3932 5922 8787

Respondent.

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

Date: October 2, 2017

Re: **343 Almeria Avenue**, Coral Gables, Florida 33134-5811, and legally described as Lot 36, Block 9, 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 03-4117-005-2270 ("Property").

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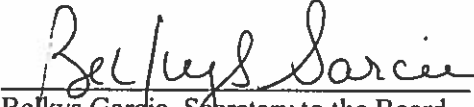
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Belkys Garcia, Secretary to the Board

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c:
Suntrust Bank Commercial Loan Center, Attn: Legal Notice Specialist, 211 Perimeter Center Parkway NE, Suite 100, Atlanta, Georgia 30346-1308
Suntrust Bank, 303 Peachtree Street NE, Atlanta, Georgia 30308-3201



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6361

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

I, J. PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 343 Almeria Avenue, ON 10-2-17
AT 8:45 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 2nd day of October, in
the year 2017, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public



CFN 2013R0318546
 DR Bk 28595 Pgs 3936 - 3937 (2pgs)
 RECORDED 04/23/2013 14:32:53
 DEED DOC TAX 7,350.00
 SURTAX 5,512.50
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 Hector J. Mir, Esq.
 Hector J. Mir, P.A.
 2655 Le Jeune Road Suite 1107
 Miami, FL 33134
 305-444-0460
 File Number: 1271.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of April, 2013 between Chuly International, LLC, a Florida limited liability company whose post office address is 343 Almeria Ave., Coral Gables, FL, grantor, and 343 Sisters, L.L.C., a Florida limited liability company whose post office address is 6410 Granada Blvd., Coral Gables, FL, 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:

Lot 36, Block 9, 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.

Parcel Identification Number: 03-4117-005-2270

Subject to restrictions, conditions, limitations, easements and reservations of record, without hereby reimposing same, and applicable zoning ordinances.

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, 2012.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
 Signed, sealed and delivered in our presence:

Hector J. Mir
 Witness Name: HECTOR J. MIR

Consuelo C. Mir
 Witness Name: CONSUELO C. MIR

Chuly International, LLC, a Florida limited liability company

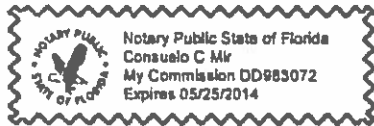
By: Maria T. Palacio
 Maria T. Palacio, sole Member and sole Managing Member

DoubleTime®

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 12 day of April, 2013 by Maria T. Palacio, sole Member and sole Managing Member of Chuly International, LLC., a Florida limited liability company, on behalf of the company. She is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Consuelo C. Mir
Notary Public

Printed Name: _____

My Commission Expires: _____



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

Detail by Entity Name

Florida Limited Liability Company
343 SISTERS L.L.C.

Filing Information

Document Number	L13000033120
FEI/EIN Number	46-2187383
Date Filed	03/05/2013
Effective Date	03/04/2013
State	FL
Status	ACTIVE

Principal Address

343 Almeria Avenue
CORAL GABLES, FL 33134

Changed: 04/28/2014

Mailing Address

343 Almeria Avenue
CORAL GABLES, FL 33134

Changed: 04/28/2014

Registered Agent Name & Address

Penin, Carlos A
343 Almeria Avenue
CORAL GABLES, FL 33134

Name Changed: 04/28/2014

Address Changed: 04/28/2014

Authorized Person(s) Detail

Name & Address

Title MGRM

PENIN, CARLOS A
6410 GRANADA BLVD.
CORAL GABLES, FL 33146

Title MGRM

PENIN, GLADYS B
6410 GRANADA BLVD.
CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2015	01/23/2015
2016	04/28/2016
2017	02/10/2017

Document Images

02/10/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
01/23/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
03/05/2013 -- Florida Limited Liability	View image in PDF format



CFN 2013R0318548
 DR Bk 28595 Pgs 3939 - 3949; (11pgs)
 RECORDED 04/23/2013 14:32:53
 MTG DDC TAX 3,430.00
 INTANG TAX 1,960.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by, and after recordation to be returned to:
 SunTrust Bank Commercial Credit Services Ctr
 211 Perimeter Center Parkway
 Suite 100
 Atlanta, GA 30346

Address for purpose of notice to Trustee or SunTrust Bank:
 SunTrust Bank Commercial Loan Center
 Attn: Legal Notice Specialist
 211 Perimeter Center Parkway
 Suite 100
 Atlanta, GA 30346

Florida documentary stamp tax required by law in the amount of \$3,430.00 will be paid in connection with the recording of this mortgage.



Commercial Mortgage and Security Agreement

Florida

This Mortgage and Security Agreement (hereinafter referred to as this "Mortgage") is made and entered into as of April 19, 2013 by and between 343 Sisters L.L.C., Limited Liability Company, (hereinafter referred to as "Mortgagor") and SunTrust Bank, its present and future affiliates and their successors and assigns (hereinafter referred to as "Lender") in order to secure the indebtedness of 343 Sisters L.L.C. (hereinafter referred to as "Obligor") in the amount of \$980,000.00 on a debt, note or other obligation dated April 19, 2013 (which indebtedness is hereinafter referred to as the "Note"). If Mortgagor and Obligor are not one and the same person or persons, the term "Mortgagor" shall refer to both the Mortgagor and the Obligor as the context may allow.

Witnesseth, that in consideration of the premises and in order to secure the payment of both the principal of, and interest and any other sums payable on the Note as defined herein or this Mortgage and the performance and observance of all of the provisions hereof and of said Note, Mortgagor hereby grants, sells, warrants, conveys, assigns, transfers, mortgages and sets over and confirms unto Lender, all of Mortgagor's estate, right, title and interest in, to and under all that certain real property situate in Miami-Dade County, Florida, known as 343 Almeria Ave Coral Gables FL 33134 and more particularly described in Exhibit A, attached hereto and made a part hereof by reference.

THIS IS NOT THE HOMESTEAD PROPERTY OF MORTGAGOR.

Together with all improvements now or hereafter located on said real property and all fixtures, appliances, apparatus, equipment, furnishings, heating and air conditioning equipment, machinery and articles of personal property and replacement thereof (other than those owned by lessees of said real property) now or hereafter affixed to, attached to, placed upon, or used in any way in connection with the complete and comfortable use, occupancy, or operation of the said real property, all licenses and permits used or required in connection with the use of said real property, all leases and sales contracts of said real property now or hereafter entered into and all right, title and interest of Mortgagor thereunder, including without limitation, cash or securities deposited thereunder pursuant to said leases or sales contracts, and all rents, issues, proceeds, and profits accruing from said real property and together with all proceeds of the conversion, voluntary or involuntary of any of the foregoing into cash or liquidated claims, including without limitation, proceeds of insurance and condemnation awards (the foregoing said real property, tangible and

Copies: 0
 Distribution: Original - Filed in Land Records
 630381 (01/13)
 For Real Estate located in Florida



Exhibit A

Exhibit A to attached Commercial Mortgage and Security Agreement, dated April 19, 2013 by 343 Sisters L.L.C. ("Mortgagor").

343 Almeria Ave
Coral Gables, FL 33134

Legal Description

Lot 36, Block 9, 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

SunTrust Bank (FDIC # 867)

Active Insured Since January 1, 1934

Data as of: August 9, 2017

SunTrust Bank is an active bank

FDIC Certificate#: 867 **Established:** September 21, 1891 **Corporate Website:**
Headquarters: 303 Peachtree Street, Northeast Atlanta, GA 30308 Fulton County **Insured:** January 1, 1934 <http://WWW.SUNTRUST.COM>
Bank Charter Class: Member of the Federal Reserve System **Consumer Assistance:** <http://www.FederalReserveConsumerHelp>
Locations: 1321 domestic in 12 states, 0 in territories, and 5 in foreign locations **Regulated By:** Federal Reserve Board **Contact the FDIC about:** SunTrust Bank

Locations

History

Identifications

Financials

Other Names / Websites

Showing 1 to 25 of 1,326 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
186047	962	Georgetown Branch (Frgn)	Cardinal Avenue		Georgetown			Full Service Brick and Mortar Office	05/01/1974	01/01/2000
186331	41	Grand Cayman Branch (Frgn)	Cardinal Avenue		Georgetown			Full Service Brick and Mortar Office	01/02/1974	
201297	385	Cayman Island Branch (Frgn)	Main Street		Georgetown			Full Service Brick and Mortar Office	01/02/1981	01/01/2000
205748	806	Georgetown Grand Cay Branch (Frgn)	Barclays Bank Building		Georgetown			Full Service Brick and Mortar Office	02/23/1973	01/01/2000
230618	686	Grand Cayman Branch (Frgn)	Cardinal Avenue		Georgetown			Full Service Brick and Mortar Office	08/01/1980	01/01/2000
358738	1269	Cox Creek Branch	402 Cox Creek Parkway	Lauderdale	Florence	AL	35630	Full Service Brick and Mortar Office	02/01/2000	
194332	589	Cloverdale Road Branch	3509 Cloverdale Road	Lauderdale	Florence	AL	35633	Full Service Brick and Mortar Office	06/27/1978	01/01/2000
1826	586	Florence Branch	201 South Court Street	Lauderdale	Florence	AL	35630	Full Service Brick and Mortar Office	01/01/1889	01/01/2000
288200	1575	West Memphis Civic Center 954	125 West Broadway	Crittenden	West Memphis	AR	72301	Full Service Brick and Mortar Office	12/05/1986	04/22/2005
283887	874	Dupont Circle Branch	1369 Connecticut Avenue, N.W.	District Of Columbia	Washington	DC	20036	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283894	875	Cleveland Park	3435 Connecticut Avenue, N.W.	District Of Columbia	Washington	DC	20008	Limited Service Retail Office	01/01/1959	01/01/2000
283866	866	Adams Morgan Branch	1800 Columbia Road, N.W.	District Of Columbia	Washington	DC	20009	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283867	867	Ancostia Branch	1340 Good Hope Road, S.E.	District Of Columbia	Washington	DC	20020	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283869	868	Capital Hill Branch	300 Pennsylvania Avenue, S.E.	District Of Columbia	Washington	DC	20003	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283870	869	Connecticut And M Branch	1150 Connecticut Avenue, Nw	District Of Columbia	Washington	DC	20036	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
283871	870	Connecticut And Nebraska Branch	5000 Connecticut Avenue, N.W.	District Of Columbia	Washington	DC	20008	Full Service Brick and Mortar Office	01/01/1959	01/01/2000
364565	1443	Good Hope Marketplace Safeway Branch	2845 Alabama Ave Se	District Of Columbia	Washington	DC	20020	Full Service Retail Office	07/18/2001	
418553	1463	Hechinger Mall Safeway Branch	1601 Maryland Avenue, Northeast	District Of Columbia	Washington	DC	20002	Full Service Retail Office	10/27/2002	
420200	1480	Seventeenth & Eye Branch	900 17th St Nw	District Of Columbia	Washington	DC	20006	Full Service Brick and Mortar Office	09/06/2002	
422882	1485	1275 K Street Branch	1275 K Street, Nw	District Of Columbia	Washington	DC	20005	Full Service Brick and Mortar Office	09/08/2003	
430710	1523	Thirteen & U Street Branch	1250 U Street Ne	District Of Columbia	Washington	DC	20009	Full Service Brick	04/12/2004	



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 05/13/17

INSPECTION COMPLETED Date: 05/20/17

INSPECTION MADE BY: Morgan Villanueva

SIGNATURE: [Signature]

PRINT NAME: CAP Engineering, Inc.

TITLE: Structural Engineer

ADDRESS: 343 Almeria Ave. Coral Gables, FL. 33134



Table with 11 rows and 1 column. Row 1: 1. DESCRIPTION OF STRUCTURE. Row 2: a. Name on Title: 343 Sisters LLC. Row 3: b. Street Address: 343 Almeria Ave. Coral gables, FL. 33134. Row 4: c. Legal Description: Row 5: d. Owner's Name: 343 Sisters LLC. Row 6: e. Owner's Mailing Address: 343 Almeria Ave. Coral Gables, FL. 33134. Row 7: f. Folio Number of Property on which Building is Located: 03-4117-005-2270. Row 8: g. Building Code Occupancy Classification: 1813 Office Building-Multistory, 6600 Comercial-Liberal. Row 9: h. Present Use: Office. Row 10: i. General Description: Two-Story Building of approx. 4,900 s.f., concrete slab on grade, concrete columns, Masonry walls, concrete tie-beams, concrete cap parapet, second floor concrete slab over steel joists. Row 11: Addition Comments: At roof, main steel beams for support of the A/C units, and enclosure need to be replace Since the bottom flange of both beams are deteriorated due to corrosion, see attached photographs Also attached plans for repair, contractor will submit this report with the plans for repair

j. Additions to original structure: Building was remodeling in 1982 and in 2013 a piece oa masonry wall was added to the original structure, wall 6ft. wide by 9 ft. height, documents signed and sealed by Suramy Cabrera, P.E.

2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant)
1. Bulging : None
2. Settlement : None
3. Deflections : None
4. Expansion : Not shown
5. Contraction : Not shown
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
Not shown
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
In general finish conditions, good
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.
No structural cracks was observed, only hairlines cracks

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
No concrete or masonry spalls, but main steel beams at roof for A/C units support with sever rusty
f. Previous patching or repairs
Not shown
g. Nature of present loading indicate residential, commercial, other estimate magnitude.
Commercial- Liberal, office

3. INSPECTIONS
a. Date of notice of required inspection 04/25/17
b. Date(s) of actual inspection from 05/13/17 to 05/20/17
c. Name and qualifications of individual submitting report:
Morgan Villanueva, P.E.
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures
None
e. Structural repair-note appropriate line: Repair needs as mentioned in 6.1 line
1. None required
2. Required (describe and indicate acceptance) Main two parallel steel beams needs to be replace, since too much corrosion at the bottom flange, structural integrity affected, plans prepared for the repair, see attached

4. SUPPORTING DATA
a. _____ sheet written data
b. <input checked="" type="checkbox"/> _____ photographs
c. <input checked="" type="checkbox"/> _____ drawings or sketches

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:
a. Concrete masonry units : Good
b. Clay tile or terra cotta units : N/A
c. Reinforced concrete tie columns : Good
d. Reinforced concrete tie beams : Good
e. Lintel : N/A
f. Other type bond beams
g. Masonry finishes -exterior
1. Stucco : Good
2. Veneer
3. Paint only
4. Other (describe)
h. Masonry finishes - interior
1. Vapor barrier
2. Furring and plaster : Good
3. Paneling
4. Paint only
5. Other (describe)
i. Cracks
1. Location – note beams, columns, other : Not shown
2. Description
j. Spalling
1. Location – note beams, columns, other : Not shown
2. Description
k. Rebar corrosion-check appropriate line
1. None visible : X
2. Minor-patching will suffice
3. Significant-but patching will suffice

4. Significant-structural repairs required
I. Samples chipped out for examination in spall areas:
1. No : X
2. Yes – describe color, texture, aggregate, general quality

6. FLOOR AND ROOF SYSTEM
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
Slope, with two drains at back of the building, concrete panel over steel joist, in good conditions
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
No water tanks, no cooling towers, main steel beams that support the A/C units and the aluminum enclosure in bad conditions needs to be replace as per drawings attached, contractor will submit drawings for permit
3. Note types of drains and scuppers and condition:
metal drains, in good conditions
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
Floor system, concrete slab over steel joist, in good conditions
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
Access to the roof through gutter at the concrete stair located at the back of the building, to observe the roof framing and floor system
panels remove from ceiling

7. STEEL FRAMING SYSTEM
a. Description
Steel Joist for floor and roof

b. Exposed Steel- describe condition of paint and degree of corrosion
exposed steel joist at first and second floor, painted with white color and in good conditions, steel joist cover with panels, with black paint and good conditions
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N/A
d. Elevator sheave beams and connections, and machine floor beams – note condition:
N/A

8. CONCRETE FRAMING SYSTEM
a. Full description of structural system Only tie-columns, tie-beams, caps at parapets, slabs and stairs
b. Cracking
1. Not significant :X
2. Location and description of members affected and type cracking
c. General condition Good
d. Rebar corrosion – check appropriate line
1. None visible :X
2. Location and description of members affected and type cracking
3. Significant but patching will suffice
4. Significant – structural repairs required (describe)
e. Samples chipped out in spall areas:
1. No :X
2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	
At front, glass store front, first and second floor, glass block at back	
b. Anchorage- type and condition of fasteners and latches :	Glass block as per applicable NOA
c. Sealant – type of condition of perimeter sealant and at mullions:	
d. Interiors seals – type and condition at operable vents	
e. General condition:	Good

10. WOOD FRAMING	
a. Type – fully describe if mill construction, light construction, major spans, trusses:	
N/A	
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:	
N/A	
c. Joints – note if well fitted and still closed:	N/A
d. Drainage – note accumulations of moisture :	N/A
e. Ventilation – note any concealed spaces not ventilated:	N/A
f. Note any concealed spaces opened for inspection:	N/A

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

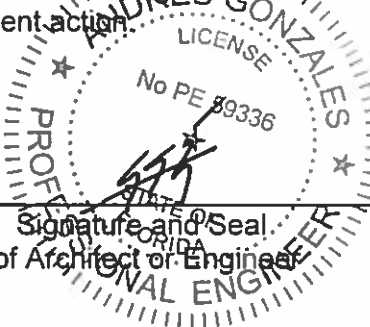
DATE: September 1, 2017

Re: Case No.: 17 – 6361
Property: 341170052270
Address: 343 Almeria Ave
Coral Gable, FL - 33134
Building: Office Building
Description: 1813 Office Building – Multistory Office Building

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On August 31, 2017, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.



Signature and Seal
of Architect or Engineer

Andres Gonzalez, PE
(Print Name)



Bottom flange of Steel beam totally corroded



Another view of the rusty steel beam, both beams needs to be replace



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

MINIMUM PROCEDURAL GUIDELINE FOR BUILDING ELECTRICAL RE-CERTIFICATION

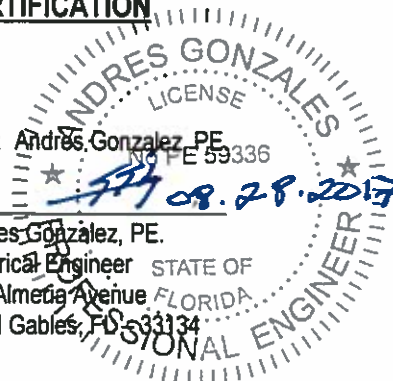
Inspection commenced Date: May 6, 2017

Inspection completed Date: May 13, 2017

Report completed Date: May 13, 2017

INSPECTION MADE BY: Andres Gonzalez, PE No. PE 59336

SIGNATURE: [Signature] 09.28.2017
PRINT NAME: Andres Gonzalez, PE.
TITLE: Electrical Engineer
ADDRESS: 343 Almeria Avenue Coral Gables, FL 33134



1. - DESCRIPTION OF STRUCTURE:

- a. NAME OF TITLE: 343 SISTERS LLC
b. STREET ADDRESS: 343 ALMERIA AVE CORAL GABLES, FL 33134 USA
c. LEGAL DESCRIPTIONS: See attached
d. OWNER'S NAME: 343 SISTERS LLC
e. OWNER'S MAIL ADDRESS: 343 ALMERIA AVE CORAL GABLES, FL 33134 USA
f. FOLIO NUMBER OF BUILDING: 03 - 4117 - 005 - 2270
g. BUILDING CODE OCCUPANCY CLASSIFICATIONS: 6600 COMMERCIAL - LIBERAL 1813 OFFICE BUILDING - MULTISTORY: OFFICE BUILDING
h. PRESENT USE: OFFICE
i. GENERAL DESCRIPTIONS, TYPE OF CONSTRUCTIONS, SIZE, and NUMBER OF STORIES AND SPECIAL FEATURE:

2. - ADDITIONAL COMMENTS:

This report is not an attempt to cover every detail, or to investigate every possible problem with the property. The purpose of the report is to give a general overview of the condition of the electrical installation and to point out any major problem, if found, that could affect the operation of the property electrical system. Our job was limited to the above reference address.

Our office performed an assessment of the above referenced property. The evaluation consisted in examining existing electrical installation and to determine if the electrical service is in good working order. The conclusions reached are derived from visual observations and assessment of conditions based on sound engineering judgment and years of experience. No test was performed to determine conditions of equipments and/or components.

This office certifies that attached report represent a true statement of condition of the above referenced building.

THIS ASSESSMENT DID NOT COVER THE STRUCTURE OF THE BUILDING. THE BUILDING STRUCTURE MUST BE EVALUATED BY A STRUCTURAL ENGINEER

**GUIDELINES AND INFORMATION FOR RE-CERTIFICATION
OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURE**

1. ELECTRICAL SERVICE:

The building has two electrical services:

- | | | | | |
|-----|--------------|--|---|---|
| 1.1 | First Floor | 1. SIZE AMPERAGE: 200 Amps
2. PHASE:
3. CONDITION:
4. COMMENTS: | FUSES ()
THREE PHASE ()
GOOD (X) FAIR () | BREAKERS (X)
SINGLE PHASE (X)
NEED REPAIRS () |
| 1.2 | Second Floor | 1. SIZE AMPERAGE: 350 Amps
2. PHASE:
3. CONDITION:
4. COMMENTS: | FUSES ()
THREE PHASE ()
GOOD (X) FAIR () | BREAKERS (X)
SINGLE PHASE (X)
NEED REPAIRS () |

2. METER AND ELECTRIC ROOMS:

N/A

- | | | |
|----------------|-----------------|--------------------|
| 1. CLEARANCES: | GOOD () FAIR () | REQUIRES REPAIR () |
| 2. COMMENTS: | | |

3. GUTTERS AND JUNCTION BOXES:

- | | | |
|-------------------|----------|--------------------|
| 1. LOCATION: | GOOD (X) | REQUIRES REPAIR () |
| 2. TAPS AND FILL: | GOOD (X) | REQUIRES REPAIR () |
| 3. COMMENTS: | | |

4. ELECTRICAL PANELS:

- | | | |
|-------------------|----------|--------------------|
| I. GROUND FLOOR: | | |
| 1. PANEL "A" | GOOD (X) | REQUIRES REPAIR () |
| COMMENTS: | | |
| II. SECOND FLOOR: | | |
| 1. PANEL "B" | GOOD (X) | REQUIRES REPAIR () |
| COMMENTS: | | |
| 2. PANEL "C" | GOOD (X) | REQUIRES REPAIR () |
| COMMENTS: | | |

5. BRANCH CIRCUIT

- | | | | |
|----------------|-----------|-----------------------------|--|
| 1. IDENTIFIED: | GOOD: (X) | YES: (X)
DETERIORATED () | MUST BE IDENTIFIED ()
MUST BE REPLACED () |
| 2. CONDUCTORS: | | | |
| 3. COMMENTS: | | | |

6. GROUNDING SERVICE:

- | | | |
|------------|----------|--------------------|
| CONDITION: | GOOD (X) | REQUIRES REPAIR () |
| COMMENTS: | | |

7. GROUNDING EQUIPMENT:

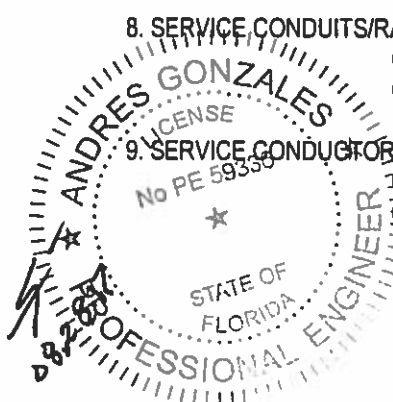
- | | | |
|------------|----------|--------------------|
| CONDITION: | GOOD (X) | REQUIRES REPAIR () |
| COMMENTS: | | |

8. SERVICE CONDUITS/RACEWAYS:

- | | | |
|-----------|----------|--------------------|
| CONDITION | GOOD (X) | REQUIRES REPAIR () |
| COMMENTS: | | |

9. SERVICE CONDUCTOR AND CABLES:

- | | | |
|------------|----------|--------------------|
| CONDITION: | GOOD (X) | REQUIRES REPAIR () |
| COMMENTS: | | |



**GUIDELINES AND INFORMATION FOR RE-CERTIFICATION
OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURE**

10. TYPES OF WIRING METHODS CONDITIONS:

CONDITION:		
CONDUIT RACEWAYS:	GOOD (X)	REQUIRES REPAIR ()
CONDUIT PVC:	GOOD ()	REQUIRES REPAIR ()
NM CABLE:	GOOD ()	REQUIRES REPAIR ()
BX CABLE:	GOOD ()	REQUIRES REPAIR ()
COMMENTS:		

11. FEEDER – CONDUCTORS:

CONDITION:	GOOD (X)	REQUIRES REPAIR ()
COMMENTS:		

12. EMERGENCY LIGHTING:

CONDITION:	GOOD (X)	REQUIRES REPAIR ()
COMMENTS:		

13. BLDG. EGRESS ILLUMINATIONS:

CONDITION:	GOOD (X)	REQUIRES REPAIR ()
COMMENTS:		

14. FIRE ALARM SYSTEM:

CONDITION:	<u>N/A</u>	
COMMENTS:	GOOD ()	REQUIRES REPAIR ()

15. SMOKE DETECTORS:

CONDITION:	<u>N/A</u>	
COMMENTS:	GOOD ()	REQUIRES REPAIR ()

16. EXIT LIGHTS:

CONDITION:	GOOD (X)	REQUIRES REPAIR ()
COMMENTS:		

17. EMERGENCY GENERATOR:

CONDITION:	<u>N/A</u>	
COMMENTS:	GOOD ()	REQUIRES REPAIR ()

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

CONDITION:	<u>N/A</u>	
COMMENTS:	GOOD ()	REQUIRES REPAIR ()

19. OPEN OR UNDER COVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

CONDITION:	<u>N/A</u>	
COMMENTS:	GOOD ()	REQUIRES REPAIR ()

20. SWIMMING POOL WIRING:

CONDITION:	<u>N/A</u>	
COMMENTS:	GOOD ()	REQUIRES REPAIR ()

21. WIRING TO MECHANICAL EQUIPMENTS:

CONDITION:	GOOD (X)	REQUIRES REPAIR ()
COMMENTS:		

22. GENERAL ADDITIONAL COMMENTS:

END OF THIS REPORT



**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY AND OUTDOOR
LIGHTING OVERSPILL IN SECTION 33-4.1 OF THE CODE OF MIAMI-DADE COUNTY**

** street parking only*

DATE: September 1, 2017

Re: Case No. 17 – 6361

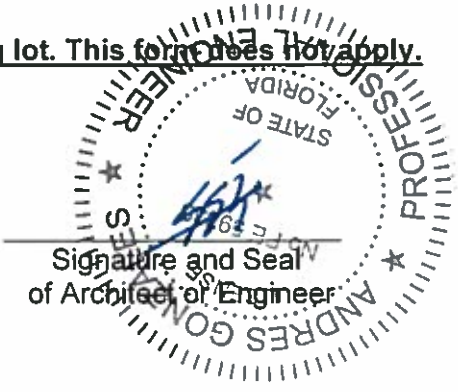
Permit No.:
Property Address: 343 Almeria Ave
Coral Gable, FL - 33134

Building Description: 1813 Office Building – Multistory Office Building

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license
2. On _____, 20____, at _____ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum _____ foot candle per SF, Minimum _____ foot candle per SF, Minimum to Maximum ratio ____ : ____, foot candle _____ 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
5. The level of outdoor lighting overspill meets the limitations established in Section 33-4.1 of the Code of Miami-Dade County.

Note: The reference property does not have parking lot. This form does not apply.



Andres Gonzalez, PE.
Print Name



City of Coral Gables
Development Services



RC-17-08-1188

343 ALMERIA AVE #

Folio #: 03-4117-005-2270
Permit Description: BUILDING
RECERTIFICATION (1957)
CONSTRUCTION REGULATION BOARD CASE

EL _____
ME _____
PL _____

OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL	<i>[Signature]</i>	9/15/17
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<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"/> 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

Special Inspector required for the following:

- Special Inspector for PILING
- Special Inspector for REINFORCED MASONRY
- Special Inspector for _____