



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/6/2017

Property Information	
Folio:	03-4130-003-0210
Property Address:	1132 S DIXIE HWY Coral Gables, FL 33146-2901
Owner	MARIPOSA RESOURCES CORP
Mailing Address	10330 SW 58 CT MIAMI, FL 33156-4112
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1611 COMMUNITY SHOPPING CENTER - RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 5
Floors	1
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	5,543 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	1956



Assessment Information			
Year	2016	2015	2014
Land Value	\$750,000	\$750,000	\$600,000
Building Value	\$135,360	\$121,824	\$117,312
XF Value	\$14,016	\$14,196	\$14,376
Market Value	\$899,376	\$886,020	\$731,688
Assessed Value	\$885,341	\$804,856	\$731,688

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$14,035	\$81,164	

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

Short Legal Description
CORAL GABLES RIVIERA SEC PART 8 PB 25-55 LOTS 8 TO 10 INC BLK 148 LOT SIZE 75 000 X 100 OR 13944-3859 1288 5

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$885,341	\$804,856	\$731,688
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$899,376	\$886,020	\$731,688
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$885,341	\$804,856	\$731,688
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$885,341	\$804,856	\$731,688

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1988	\$0	13944-3859	Sales which are disqualified as a result of examination of the deed
11/01/1988	\$400,000	13899-1212	Sales which are qualified
09/01/1982	\$850,000	11583-1640	Deeds that include more than one parcel

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

Version:

CITY'S
EXHIBIT

1132 S. Dixie Hwy

<p><u>Owner</u> Mariposa Resources Corporation 1132 S Dixie Hwy Coral Gables, FL 33146-2901</p>	<p><u>Owner</u> Mariposa Resources Corporation 300 South Pointe Drive, Ste 3906 Miami Beach, FL 33139-7351</p>
<p><u>Owner (Registered Agent)</u> Mariposa Resources Corporation c/o John Q. Chin Registered Agent 10830 SW 113 Pl Miami, FL 33176-3277</p>	<p><u>First Mortgagee</u> Lloyds Bank International (Bahamas) Limited One Biscayne Tower 2 S Biscayne Blvd Ste 3200 Miami, FL 33131-1822</p>
<p><u>Second Mortgagee</u> Standard Insurance Company 920 SW Sixth Ave Portland, OR 97204-1239</p>	



1132 S. Dixie Hwy

SEE NEXT PAGE

CITY'S

EXHIBIT 2..

**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S STRUCTURAL RECERTIFICATION**

INSPECTION COMMENCED
DATE: **June 30, 2016**

INSPECTION MADE BY:

SIGNATURE
PRINT NAME


Marc O Touze

INSPECTION COMPLETED
DATE: **July 15, 2016**

TITLE:

**Professional Engineer
PE # 59525**

ADDRESS:

**6731 SW 63 Court
South Miami, FL 33143**

Description of Structure

a. Name of Title:

MARIPOSA RESOURCES CORP

b. Street Address:

1132-40 S DIXIE HWY

c. Legal Description:

**CORAL GABLES RIVIERA SEC PART 8 PB 25-
55 LOTS 8 TO 10 INC BLK 148 LOT SIZE
75.000 X 100 OR 13944-3859 1288 5**

d. Owners Name:

MARIPOSA RESOURCES CORP

e. Owner's Mailing Address:

10330 SW 58 CT

MIAMI FL 33156-4112

f. Folio Number of Building:

03-4130-003-0210

g. Building Code Occupancy

Group M

Classification:

h. Present Use:

Retail Stores

i. General Description, Type of Construction, Size, Number of Stories, Special Features,
and Additional Comment:

**Single story CBS structure. Flat roof. Three retail occupancies.
Approx. 5,543 sq. ft.**

Additions to Original Structure:

None

2. PRESENT CONDITION OF STRUCTURE

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

1. Bulging **Good condition**
2. Settlement **Fair condition**
3. Defections **Good condition**
4. Expansion **Good condition**
5. Contraction **Good condition**

b. Portion distressed (Note, beams, columns, structural walls, floors, roofs, other)
None observed

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

Fair condition overall

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 in width; WIDE if over 2 mm.

No significant cracking observed

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

Fine settlement cracks noted at West, horizontal and step pattern, 12 & 20 ft in length. Not significant at this time; monitor and maintain as required.

f. Previous patching or repairs

Normal maintenance

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

Normal commercial

3. INSPECTIONS

a. Date of notice of required inspection

b. Date(s) of actual inspection

June 30, 2016 and July 15, 2016

c. Name and qualification of individual submitting inspection report:

Marc O Touze PE # 59525

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

None required

e. Structural repair note appropriate line:

1. None required **XXXX**
2. Required (describe and indicate acceptance)

4. SUPPORTING DATA

- a. **NA** sheet written data
- b. **NA** photographs
- c. **NA** drawings or sketches



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09/06/16

5. MASONRY BEARING WALL, Indicate good, fair, poor condition:

- | | | |
|--|-----------------------------|-------------------------------|
| a. Concrete masonry units | | Fair condition overall |
| b. Clay tile or terra cotta units | | |
| c. Reinforced concrete tie columns | | Good condition |
| d. Reinforced concrete tie beams | | Good condition |
| e. Lintel | | |
| f. Other type bond beams | | |
| g. Masonry finishes - exterior | | |
| 1. Stucco | | Fair condition |
| 2. Veneer | | |
| 3. Paint only | | |
| 4. Other(describe) | | |
| h. Masonry finishes - interior | | |
| 1. Vapor barrier | | |
| 2. Furring and plaster | | |
| 3. Paneling | | Good condition |
| 4. Paint only | | |
| 5. Other (describe) | Stucco, Gypsum board | Good condition |
| i. Cracks: | | |
| 1. Location - note beams, columns, other | | CMU at West |
| 2. Description | | See 2e |
| j. Spalling: | | None observed |
| 1. Location - note beams, columns, other | | |
| 2. Description | | |


09/06/16

- k. Rebar corrosion-check appropriate line:
- 1. None visible XXXX
 - 2. Minor-patching will suffice
 - 3. Significant-but patching will suffice
 - 4. Significant-structural repairs required
- l. Samples chipped out for examination in spall areas: N/A
- 1. No
 - 2. Yes - describe color, texture, aggregate, quality

6. FLOOR AND ROOF SYSTEM

a. Roof:

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

Flat roof and parapet walls. Built-up roofing in fair condition. Gypsum panel deck in fair condition.

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

None

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

Scuppers and overflow scuppers in good condition

b. Floor systems(s)

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

Concrete slab on grade in good condition.

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

Adequate visibility

7. STEEL FRAMING SYSTEM

a. Description:

Open-web steel bar joists

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

Good condition

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

None

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

N/A


09/06/16

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system

Apparent concrete spread footings. CBS walls with reinforced concrete tie beams and columns.

b. Cracking

1. Not significant **XXXX**
2. Location and description of members affected and type cracking

c. General condition

Fair condition overall

d. Rebar corrosion - check appropriate line:

1. Non visible **XXXX**
 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 **N/A**
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)

Fixed aluminum store fronts

b. Anchorage – type & condition of fasteners and latches:

Good condition

c. Sealant – type of condition of perimeter sealant & at mullions:

Good condition

d. Interiors seals – type & condition at operable vents:

N/A

e. General condition:

Good condition

10. WOOD FRAMING

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

Limited interior partitions

b. Metal fittings: angles, plates, bolts, split pintles, pintles, other, note condition:

N/A, interior partitions

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

N/A, interior partitions

d. Drainage – note accumulations of moisture:

N/A, interior partitions

e. Ventilation –note any concealed spaces not ventilated:

N/A, interior partitions

f. Note any concealed spaces opened for inspection:

N/A, interior partitions



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209/06/16

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

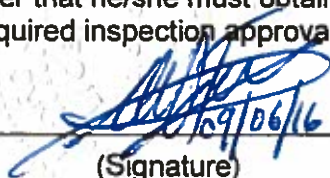
August 18, 2016

Re: Folio No. **03-4130-003-0210**
Property Address **1132-40 S DIXIE HWY**
Building Description **Single story CBS structure. Flat roof. Three
retail occupancies. Approx. 5,543 sq. ft.**

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license.
On **June 30 2016**, 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)

Marc O Touze, PE

(Print Name)

Seal of Architect or Engineer Executing the
Certification Must be Affixed in the Above Space

40Year.com, Inc., Engineers

Professional Building Recertifications & Due-Diligence Inspections
Florida CA 9868

Building Official
The City of Coral Gables
City Hall, 405 Biltmore Way
Coral Gables, FL 33134

August 18, 2016

RE: Recertification Of Buildings – 40 Years Old or Older

Record Owner	MARIPOSA RESOURCES CORP
Property Address	1132-40 S DIXIE HWY
Folio #	03-4130-003-0210

Dear Sirs:

This letter shall serve to transmit the attached "Guidelines for Electrical & Structural Recertifications" for the above referenced address which will provide an itemized description of the condition of the various components.

This inspection was completed on July 15, 2016.

I hereby certify this building as being electrically safe for the specified use for continued occupancy.

As a routine matter, in order to avoid any possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure or electrical system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. No warranty is either expressed or implied.

If you have any questions please call me at 305-665-2833.

Respectfully,



04/06/16

Marc O Touze, P.E.

40Year.com, Inc.

Brandon Shackelford

6731 SW 63 Court, Miami, Florida 33143

Telephone 305.665.2833 , Facsimile 305.665.2863

www.40year.com

**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S ELECTRICAL RECERTIFICATION**

INSPECTION COMMENCED
DATE: **June 30, 2016**

INSPECTION MADE BY:

SIGNATURE
PRINT NAME


Marc O Touze

09/06/16

INSPECTION COMPLETED
DATE: **July 15, 2016**

TITLE:

**Professional Engineer
PE # 59525**

ADDRESS:

**6731 SW 63 Court
South Miami, FL 33143**

Description of Structure

a. Name of Title:

MARIPOSA RESOURCES CORP

b. Street Address:

1132-40 S DIXIE HWY

c. Legal Description:

**CORAL GABLES RIVIERA SEC PART 8 PB 25-
55 LOTS 8 TO 10 INC BLK 148 LOT SIZE
75.000 X 100 OR 13944-3859 1288 5**

d. Owners Name:

MARIPOSA RESOURCES CORP

e. Owner's Mailing Address:

10330 SW 58 CT

MIAMI FL 33156-4112

f. Folio Number of Building:

03-4130-003-0210

g. Building Code Occupancy

Group M

Classification:

h. Present Use:

Retail Stores

i. General Description, Type of Construction, Size, Number of Stories, Special Features,
and Additional Comment:

**Single story CBS structure. Flat roof. Three retail occupancies.
Approx. 5,543 sq. ft.**

Additions to Original Structure:

None

GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

1. ELECTRIC SERVICE

- 1. Size: Amperage (Notes) Fuses () Breakers (XXX)
- 2. Phase: 3-Phase () 1-Phase (XXX)
- 3. Condition: Good (XXX) Fair () Needs Repair ()
- 4. Comments: Two overhead services to common electric room at South. Service 1 serves #1136 only; 1 disconnect at 400A. Service 2, 4 disconnects: 2 X 150A, 100A, 200A.

2. METER AND ELECTRIC ROOM

- 1. Clearances: Good (XXX) Fair () Requires Correction ()
- 2. Comments:

3. GUTTERS

- 1. Location: Good(XXX) Requires Repair ()
- 2. Taps and Fill: Good(XXX) Requires Repair ()
- 3. Comments:

4. ELECTRICAL PANELS

- 1. Panel # (1) Location: Unit #1132
Good(XXX) Needs Repair ()
- 2. Panel # (2) Location: Unit #1136
Good(XXX) Needs Repair ()
- 3. Panel # (3) Location: Unit #1138
Good(XXX) Needs Repair ()
- 4. Panel # () Location: Good() Needs Repair ()
- 5. Panel # () Location: Good() Needs Repair ()
- 6. Comments: Good() Needs Repair ()

5. BRANCH CIRCUITS

- 1. Identified: Yes (XXX) Must be Identified ()
- 2. Conductors: Good (XXX) Deteriorated() Must Replace ()
- 3. Comments:

6. GROUNDING OF SERVICE

- Condition: Good: (XXX) Repairs Required ()
- Comments:

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09/06/16

7. GROUNDING OF EQUIPMENT

Condition: Good: (**XXX**) Repairs Required ()
Comments:

8. SERVICE CONDUITS/RACEWAYS

Condition: Good: (**XXX**) Repairs Required ()
Comments:

9. SERVICE CONDUCTORS AND CABLES

Condition: Good: (**XXX**) Repairs Required ()
Comments:

10. TYPES OF WIRING METHODS

Condition:
Conduit Raceways: Good: (**XXX**) Repairs Required ()
Conduit PVC: Good: () Repairs Required ()
NM Cable: Good: () Repairs Required ()
BX Cable: Good: () Repairs Required ()

11. FEEDER CONDUCTORS

Condition: Good: (**XXX**) Repairs Required ()
Comments:

12. EMERGENCY LIGHTING

Condition: Good: (**XXX**) Repairs Required ()
Comments:

13. BUILDING EGRESS ILLUMINATION

Condition: Good: (**XXX**) Repairs Required ()
Comments:

14. FIRE ALARM SYSTEM

Condition: Good: () Repairs Required ()
Comments: **Not present**

15. SMOKE DETECTORS

Condition: Good: (**XXX**) Repairs Required ()
Comments:



Handwritten signature and date: 04/06/16

16. EXIT LIGHTS

Condition: Good: (**XXX**) Repairs Required ()
Comments:

17. EMERGENCY GENERATOR

Condition: Good: () Repairs Required ()
Comments: **Not present**

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

Condition: Good: (**XXX**) Repairs Required ()
Comments:

19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING

Condition: Good: (**XXX**) Repairs Required ()
Comments: **Parking and alley lighting from FPL facilities. Parking area meets Chapter 8C-3 of the Miami-Dade Code.**

20. SWIMMING POOL WIRING

Condition: Good: () Repairs Required ()
Comments: **N/A**

21. WIRING OF MECHANICAL EQUIPMENT

Condition: Good: (**XXX**) Repairs Required ()
Comments:

22. General Additional Comments

None



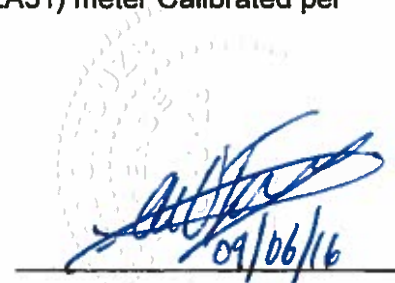
A handwritten signature in blue ink, followed by the date 09/06/16.

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

August 18, 2016

Re: Folio No. **03-4130-003-0210**
Property Address **1132-40 S DIXIE HWY**
Building Description **Single story CBS structure. Flat roof. Three
retail occupancies.
Approx. 5,543 sq. ft.**

1. I am a Florida registered professional engineer or architect with an active license.
2. On **July 15, 2016** at **9:00 pm**, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum **6.22** foot candle per SF, Minimum **1.17** foot candle per SF, Minimum to Maximum ratio **1:5.32**, Foot candle **2.06** 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. Meter used is manufactured by Extech Instruments (EA31) meter Calibrated per NIST standards.


(Signature)

Marc O Touze, PE
(Print Name)

Seal of Architect or Engineer Executing the
Certification must be affixed in the Above Space



City of Coral Gables
Development Services

OFFICE SET



RC-16-11-7477

1132 S DIXIE HWY #

Folio #: 03-4130-003-0210

Permit Description: BUILDING RECERTIFICATION
(1956)

EL _____

ME _____

PL _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL	<i>[Signature]</i>	<i>1/16/16</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 SERVICE		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<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

Special Inspector required for the following:

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

Note: Only the marked boxes apply.

RC-16-11-7477





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-09-12-2747	12/18/2009	1132-40 S DIXIE HWY	BOA COMPLETE (LESS THAN \$75,000)	TAKEOVER-SIGN CHANNEL LETTERS "BICYCLES" (FACE RED NEON& BRONZE TRIM) \$1900	issued	12/18/2009		0.00
AB-13-01-0532	01/11/2013	1132 S DIXIE HWY	BOA COMPLETE (LESS THAN \$75,000)	REV SIGN (ALL 4 CYCLING) \$2,500	final	01/14/2013	04/26/2013	0.00
AB-13-03-1340	03/20/2013	1132-40 S DIXIE HWY	BOA COMPLETE (LESS THAN \$75,000)	REV INSTALLATION OF 25 FT HIGH FLAG POLE \$1600	issued	03/20/2013		0.00
AB-13-03-1343	03/20/2013	1132-40 S DIXIE HWY	BOA COMPLETE (LESS THAN \$75,000)	CHANGING TO PREAPPROVED COLORS, PAINT WALLS BM 2112-60 & TRIM - BM 2112-70 FROM REPAINT BUILDING (BM-2112-60CEMENT GRAY) AND ADD PAVERS BRICK TO BUILDING EXTERIOR WALLS \$5,000	issued	03/20/2013		0.00
AB-15-02-1458	02/27/2015	1132-40 S DIXIE HWY	BOA COMPLETE (LESS THAN \$75,000)	**COM**TAKEOVER TO SIGNS (ART SUPPLY ID ART CUSTOM FRAMING) \$2000	issued	02/27/2015		0.00
AB-16-06-6260	06/01/2016	1132-40 S DIXIE HWY	BOA PRELIMINARY/MED BONUS/FINAL	***COM** REV (PERF DATE 07/18/2016 RESPONSE TO COMMENTS FOR STRUCTURAL) FINAL* FASCADE FACELIFT AND PAINT \$12000	issued	06/01/2016		0.00
BL-09-12-3000	12/28/2009	1132-40 S DIXIE HWY	SIGNS	ILLUMINATED SIGN CHANNEL LETTERS "BICYCLES" (FACE RED NEON& BRONZE TRIM) \$1,600	stop work	04/28/2010		0.00
BL-09-12-3160	12/30/2009	1132-40 S DIXIE HWY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (COMBINE #1132 & #1136) \$7000	final	02/03/2010	03/10/2010	0.00
BL-13-01-0993	01/22/2013	1132 S DIXIE HWY	SIGNS	ILLUMINATED WALL SIGN (ALL 4 CYCLING) \$2,500	final	04/03/2013	04/26/2013	0.00

CITY'S

EXHIBIT

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BL-13-06-1530	06/24/2013	1132-40 S DIXIE HWY	BASKETBALL / FLAG POLE / LIGHT POLE	INSTALLATION OF 25 FT HIGH FLAG POLE \$1600	final	11/08/2013	01/28/2014	0.00
BL-15-04-4890	04/17/2015	1132-40 S DIXIE HWY	SIGNS	(1) ILLUMINATED TENANT SIGNS & NEW FACING ON EXISTING DETACH SIGN (ART SUPPLY ID ART CUSTOM FRAMING) \$2000	pending			0.00
BL-16-07-6200	07/01/2016	1132-40 S DIXIE HWY	GENERAL REPAIRS	RENOVATIONS TO FACADE AND PAINT EXTERIOR (SW 6252 - ICE CUBE) \$12,000	issued	08/17/2016		0.00
EL-09-12-3001	12/28/2009	1132-40 S DIXIE HWY	ELEC SIGNS	ILLUMINATED SIGN CHANNEL LETTERS "BICYCLES" (FACE RED NEON& BRONZE TRIM) \$1900	approved			123.09
EL-13-01-1493	01/30/2013	1132 S DIXIE HWY	ELEC SIGNS	ILLUMINATED WALL SIGN (ALL 4 CYCLING) \$2,500	final	04/03/2013	04/25/2013	0.00
EL-15-04-4905	04/20/2015	1132-40 S DIXIE HWY	ELEC SIGNS	ILLUMINATED WALL SIGNS (2) & NEW FACING ON EXISTING MONUMENT SIGNSI (ART SUPPLY ID ART CUSTOM FRAMING) \$2000	approved			135.86
PU-14-11-4446	11/19/2014	1132-40 S DIXIE HWY	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 14406	final	11/19/2014	11/19/2014	0.00
PU-14-12-3428	12/04/2014	1132 S DIXIE HWY	PUBLIC RECORDS SEARCH	REQ M E P COPIES	final	12/04/2014	12/04/2014	0.00
RC-16-11-7477	11/21/2016	1132 S DIXIE HWY	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1956) CONSTRUCTION REGULATION BOARD CASE #17- 5895 UNSAFE STRUCTURES FEE	issued	11/21/2016		600.00
RV-10-03-3006	03/02/2010	1132-40 S DIXIE HWY	REVISION TO PERMIT	REVISION (POPCORN CEILIG FINISH TO MATCHE EXISTIONG) PAINT SOFFIT RED	final	03/04/2010	03/04/2010	0.00
RV-13-05-1827	05/29/2013	1132-40 S DIXIE HWY	REVISION TO PERMIT	CANCELLED	canceled		05/13/2014	0.00
ZN-13-04-1969	04/30/2013	1132-40 S DIXIE HWY	PAINT / RESURFACE FL / CLEAN	CANCELLED & DISCARDED- (MORE THAN 60 DAYS OLD) -PAINT WALLS BM 2112-60 & TRIM - BM 2112- 70 AS PER PLANS \$5,000	canceled		10/07/2013	0.00

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



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

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

Occupant Name:	I D Art Supply & Custom Frame	Inspection Date:	12/18/2015
Address:	1132 South Dixie Highway	InspectionType:	AA-Tactical, Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Vidal Lopez 305-460-5563
Suite:		Occ. Sq. Ft.:	3150

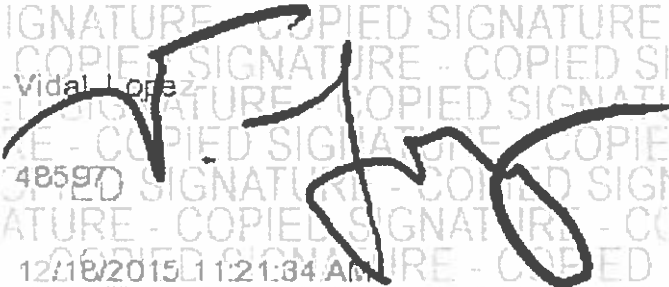
No violations noted at this time.

Company Representative:


Signature valid only in mobile-eyes documents

Ivan De ucia
12/18/2015

Inspector:


Signature valid only in mobile-eyes documents

Vidal Lopez
12/18/2015

CITY'S

EXHIBIT

4



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3931 9002 6640

MARIPOSA RESOURCES CORP
C/O JOHN Q CHIN
10330 SW 58 CT
MIAMI, FL 33156-4112

RE: 1132 S DIXIE HWY, CORAL GABLES, FL
FOLIO # 03-4130-003-0210
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1956.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

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

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: http://www.miamidade.gov/pa/property_recertification.asp The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S Composite
EXHIBIT 5



The City of Coral Gables

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

November 22, 2016

Mariposa Resources Corp.
10330 S.W. 58th Court
Miami, Florida 33156-4112

ADDRESS: 1132 S. Dixie Highway
PROPERTY FOLIO #: 03-4130-003-0210

Dear Property Owner/Manager:

This Department has received the 40-year Building Recertification Report ("Report") you submitted for the above property address. Please note a cover recertification letter from the engineer or architect which prepared the Report is required.

Recertification of the structure will not be issued until all required documentation is submitted. By these means, I am granting you thirty (30) calendar days from the date of this letter to provide the letter. Note we will not be able to grant additional extensions.

If you have any questions regarding the Report please contact the original architect or engineer. If you have further questions contact us at (305) 460-5250.

Sincerely,

A handwritten signature in black ink, appearing to read "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. 17-5895

vs.

MARIPOSA RESOURCES CORPORATION
1132 S. Dixie Highway
Coral Gables, Florida 33146-2901

Return receipt number:

91 7108 2133 3932 6150 7283

Respondent.

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

Date: March 28, 2017

Re: **1132 S. Dixie Highway**, Coral Gables, Florida 33146-2901, and legally described as Lots 8 to 10, inc Block 148, of CORAL GABLES RIVIERA SECTION PART 8, according to the Plat thereof, as recorded in Plat Book 25, Page 55, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-003-0210 ("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 April 10, 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.

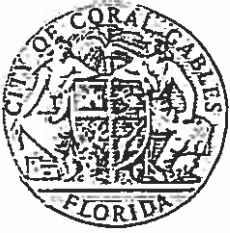
C:

Mariposa Resources Corporation, 300 South Pointe Drive, Suite 3906, Miami Beach, Florida 33139-7351

Mariposa Resources Corporation, c/o John Q. Chin, 10830 S.W. 113th Place, Miami, Florida 33176-3277

Lloyds Bank International (Bahamas) Limited, One Biscayne Tower, 2 S. Biscayne Boulevard, Suite 3200, Miami, Florida 33131-1822

Standard Insurance Company, 920 S.W. 6th Avenue, Portland, Oregon 97204-1239



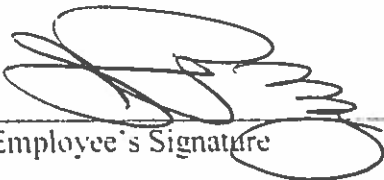
CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 17-5895

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1132 S. Dixie Highway, ON 3-28-17
AT 10:28 am.

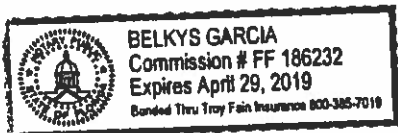
JOSE PAZ
Employee's Printed Name


Employee's Signature

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

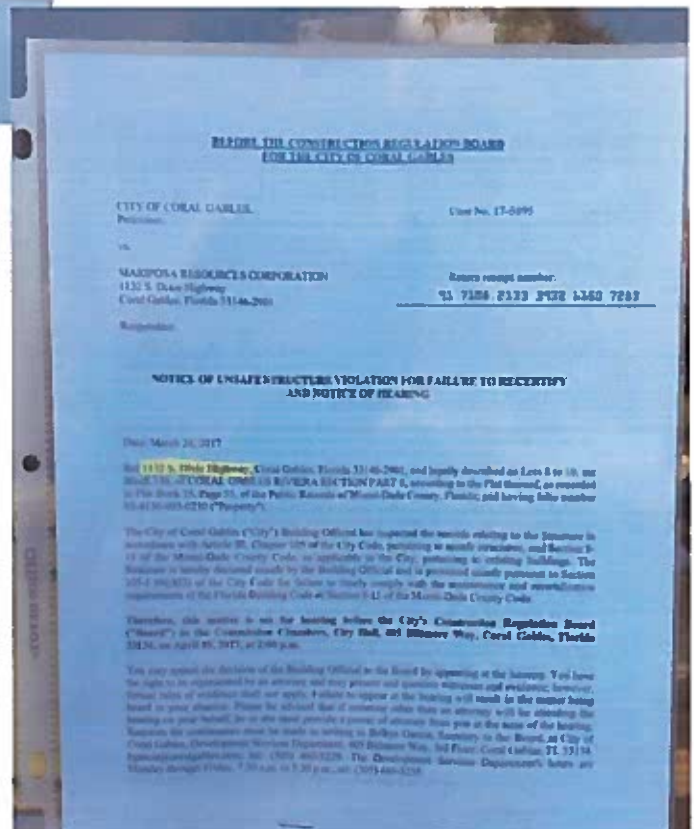
Sworn to (or affirmed) and subscribed before me this 28th day of March, in
the year 20 17, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1132 S. Dixie Highway



1988 DEC 30 PM 12:19

88R469725

Return to:
Name _____
Address _____

OFF. REC. 13944P63859

Property Appraiser's
Parcel Identification No. _____

This instrument was prepared by:
Name Leonard R. Fels
Address 1320 So. Dixie Highway
Suite 200
Coral Gables, FL 33146

Grantee S.S. No. 087 62 8289
Grantee S.S. No. _____

[Space above this line for recording data]

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 28th day of December 1988 Between Thomas L. Romkey and May T. Romkey, his wife, as Trustees, whose post office address is c/o Leonard R. Fels, Esq., 1320 So. Dixie Highway, Suite 200, Coral Gables of the County of Dade, State of Florida 33146, grantor, and Mariposa Resources Corporation, a Florida corporation

whose post office address is 10630 SW 82 AVE MIAMI, State of Florida 33156, grantee,

Witnesseth that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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 Dade County, Florida, to-wit:

Lots 8-10 inclusive of Block 148, CORAL GABLES RIVIERA SECTION, Part 8, as recorded in Plat Book 25 at Page 55 of the Public Records of Dade County, Florida.

The Grantors took title for the Grantee as Trustees originally and the real party in interest was always the Mariposa Resources Corporation.

Documentary Stamps Collected \$.50
SURTAX Doc. Stamps Collected \$ _____
Class "C" Intangible Tax Collected \$ _____
Richard P. Brinker, Clerk, Dade County, Fla.
By P. Casanova 12-30-88DC

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

"Grantor" and "grantee" are used for singular or plural, as context requires.

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

[Signature]
[Signature]

[Signature] (Seal)
Thomas L. Romkey, AS TRUSTEE AND INDIVIDUALLY (Seal)

[Signature] (Seal)
May T. Romkey, AS TRUSTEE AND INDIVIDUALLY (Seal)

RECORDED IN OFFICIAL RECORDS BOOK OF DADE COUNTY, FLORIDA. RECORD NUMBER: RICHARD P. BRINKER ALDENA CLERK DADA COUNTY

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Thomas L. Romkey & May T. Romkey, AS TRUSTEE AND INDIVIDUALLY

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same. WITNESS my hand and official seal in the County of Dade, State of Florida, this 30th day of December, 1988.

My commission expires: NOTARY PUBLIC-STATE OF FLORIDA BY COMMISSION EXP. JULY 13, 1989 BONDED THRU GENERAL INS. UND.



Notary Public

22-F-761-022

Attorneys' Title Insurance Fund, Inc., Orlando, Florida

600



DIVISION of
CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Florida Profit Corporation

MARIPOSA RESOURCES CORPORATION

Filing Information

Document Number K40782
FEI/EIN Number 65-0086386
Date Filed 10/25/1988
State FL
Status ACTIVE

Principal Address

1132 - 1140 S DIXIE HWY
CORAL GABLES, FL 33146

Mailing Address

300 south Pointe Drive
SUITE 3906
Miami Beach, FL 33139

Changed: 03/28/2016

Registered Agent Name & Address

CHIN, JOHN Q
10830 SW 113 PLACE
MIAMI, FL 33176

Name Changed: 08/08/1995

Address Changed: 08/08/1995

Officer/Director Detail

Name & Address

Title PDST

ROMKEY, TOM

300 SOUTH POINTE DRIVE, APT 3906

300 SOUTH POINTE DRIVE, APT 3900
MIAMI BEACH, FL 33139

Annual Reports

Report Year	Filed Date
2015	01/08/2015
2016	03/28/2016
2017	02/10/2017

Document Images

02/10/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
01/15/2013 -- ANNUAL REPORT	View image in PDF format
04/02/2012 -- ANNUAL REPORT	View image in PDF format
06/13/2011 -- ANNUAL REPORT	View image in PDF format
04/04/2010 -- ANNUAL REPORT	View image in PDF format
04/13/2009 -- ANNUAL REPORT	View image in PDF format
04/02/2008 -- ANNUAL REPORT	View image in PDF format
01/04/2007 -- ANNUAL REPORT	View image in PDF format
02/08/2006 -- ANNUAL REPORT	View image in PDF format
05/30/2005 -- ANNUAL REPORT	View image in PDF format
01/27/2004 -- ANNUAL REPORT	View image in PDF format
01/06/2003 -- ANNUAL REPORT	View image in PDF format
02/02/2002 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- ANNUAL REPORT	View image in PDF format
02/21/2000 -- ANNUAL REPORT	View image in PDF format
05/06/1999 -- ANNUAL REPORT	View image in PDF format
04/29/1998 -- ANNUAL REPORT	View image in PDF format
09/02/1997 -- ANNUAL REPORT	View image in PDF format
04/22/1996 -- ANNUAL REPORT	View image in PDF format
08/08/1995 -- ANNUAL REPORT	View image in PDF format

1987 MAY 15 PM 2:54

87R106630

OFF REC 1328073122

750.00

THE ANDREW CALEDONIAN OVERSEAS MANUFACTURING COMPANY

TO

LLOYDS BANK INTERNATIONAL (BAHAMAS) LIMITED

MORTGAGE
(Fee)

Dated: April 27, 1987

Location: Dade County, Florida

RECORD AND RETURN TO:

Sage Gray Todd & Sims
801 Brickell Avenue, Suite 1100
Miami, Florida 33131

Attention: Robert I. Goldfarb, Esq.

750.00 Documentary Stamps Collected
Dade County
Richard P. Brinkley
Clerk, Dade County Court
By: *[Signature]* 00

Received *6000*
In payment of taxes due on Class "C" Intangible
Personal property, pursuant to Fla. Stat. § 193.07
RICHARD P. BRINKLEY, Clerk
[Signature] 5-15-87
Deputy

731

OFF REC 13280-3123

MORTGAGE
(Fee)

THIS MORTGAGE made the 27th day of April, 1987, between THE ANDREW CALEDONIAN OVERSEAS MANUFACTURING COMPANY, a corporation existing under the laws of the Cayman Islands, having an office at P.O. Box 857, Westwind Building, Georgetown, Cayman Islands (hereinafter referred to as Mortgagor), and LLOYDS BANK INTERNATIONAL (BAHAMAS) LIMITED, a Bahamian banking corporation having an office c/o One Biscayne Tower, Suite 3200, Miami, Florida 33131 (hereinafter referred to as Mortgagee),

W I T N E S S E I H:

To secure the payment of an indebtedness in the principal sum of Five Hundred Thousand and no/100 Dollars (\$500,000.00), lawful money of the United States of America, to be paid with interest (said indebtedness, interest and all other sums which may or shall become due hereunder being hereinafter collectively referred to as the Debt) according to a certain debenture dated April 25, 1985 given by Mortgagor to Mortgagee and that certain extension agreement which agreement extended the maturity of the debenture from April 25, 1986 to April 27, 1987 (hereinafter referred to as the Debenture), Mortgagor has mortgaged, given, granted, bargained, sold, aliened, enfeoffed, conveyed, confirmed and assigned, and by these presents does mortgage, give, grant, bargain, sell, alien, enfeoff, convey, confirm and assign unto Mortgagee all right, title and interest of Mortgagor now owned, or hereafter acquired, in and to the property described in Exhibit A attached hereto (hereinafter referred to as the Premises) and the buildings and improvements now or hereafter located thereon (hereinafter referred to as the Improvements);

TOGETHER WITH all right, title and interest of Mortgagor now owned, or hereafter acquired, in and to the following property, rights and interests (the Premises and the Improvements together with such property, rights and interests being hereinafter collectively called the Mortgaged Property):

(a) all easements, rights-of-way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments, and appurtenances of any nature whatsoever, in any way belonging, relating or pertaining to the Mortgaged Property and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Premises to the center line thereof;

(b) all machinery, apparatus, equipment, fittings, fixtures and other property of every kind and nature whatsoever owned by Mortgagor, or in which Mortgagor has or shall have an interest, now or hereafter located upon the Mortgaged Property, or appurtenances thereto, and usable in connection with the present or future operation and occupancy of the Mortgaged Property and all building equipment, materials and supplies of

OFF
REC. 132807 3139

EXHIBIT A

(Description of Premises)

ALL of those certain lots, pieces or parcels of land, with the buildings and improvements erected thereon, situate, lying and being

Lot 3 in Block 3, of OLD CUTLER BAY SECTION 1 according to the Plat thereof as recorded in Plat Book 78 at Page 57 of the Public Records of Dade County, Florida.

Lot 1 and East 81.52 feet of Lot 8 of CORAL WAY GARDENS according to the Plat thereof, as recorded in Plat Book 48 at Page 85 of the Public Records of Dade County, Florida.

Lots 1-10 in Block 148 of CORAL GABLES RIVIERA SECTION, Part 8 according to the Plat thereof recorded in Plat Book 25, at Page 56 of the Public Records of Dade County, Florida.

RECORDED IN PUBLIC RECORDS DEPARTMENT
DADE COUNTY, FLORIDA
RICHARD F. BRINKER
CLERK OF COUNTY COMMISSIONERS

290J/586A17

WHEN RECORDED MAIL TO:
STANCORP MORTGAGE INVESTORS, LLC
19225 NW TANASBOURNE DRIVE
HILLSBORO, OREGON 97124-5860

41150021255
Attn: Compliance Dept., T3A
4/3 2,135.00

SIC Loan No. A4040230

INT = 1,220.00

MODIFICATION AND ADDITIONAL ADVANCE AGREEMENT

PARTIES:

LENDER: Standard Insurance Company, an Oregon corporation
BORROWER: Mariposa Resources Corporation, a Florida corporation and
Thomas L. Romkey, individually
MORTGAGOR: Mariposa Resources Corporation, a Florida Corporation

DATE: July 01, 2015

RECITALS:

A. Standard Insurance Company, an Oregon corporation made a loan (the "Loan") evidenced by that certain Note dated June 10, 2004 in the original principal amount of \$1,000,000.00 (the "Original Note"), executed by Borrower. The Note is secured by a Mortgage dated June 10, 2004, recorded July 9, 2004, in Book 22470, Page 0585, and by Assignment of Lessors Interest in Leases dated June 10, 2004, recorded July 9, 2004, in Book 22470, Page 0606, in the Real Property Records of Miami-Dade County, Florida. The property is located at 1132-1140 South Dixie Highway, Coral Gables, Florida 33146 (the "Property") and is legally described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

B. The Loan was modified by Borrower pursuant to that certain Modification and Additional Advance Agreement dated October 28, 2008, recorded December 03, 2008, in Book 26671, Page 0776, in the Real Property Records of Miami-Dade County, Florida.

Exhibit "A"
SIC Loan No. A4040230
Modification and Additional Advance Agreement
Dated: July 01, 2015

Lots 8 to 10, inclusive, Block 148 of CORAL GABLES RIVIERA SECTION, Part 8, according to the map or plat thereof as recorded in Plat Book 25, Page 55 of the Public Records of Miami-Dade County, Florida

17

Record & Return to:
LandAmerica - Cecile Emminger
8928 Brittany Way
Tampa, FL 33619
File # TL F08-000716



CFN 20080970701
DR Bk 26671 Pgs 0776 - 7867 (11pgs)
RECORDED 12/03/2008 14:06:21
MTG DOC TAX 1,120.00
INTANG TAX 640.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

~~PREPARED BY:~~
~~WHEN RECORDED MAIL TO:~~
STANCORP MORTGAGE INVESTORS, LLC
19225 NW TANASBOURNE DRIVE
HILLSBORO, OREGON 97124-5860

Attn: Compliance Dept., T3A

Loan No. A40402303

MODIFICATION AND ADDITIONAL ADVANCE AGREEMENT

PARTIES:

LENDER: Standard Insurance Company, an Oregon corporation
as to an undivided One Hundred percent interest

BORROWER: Mariposa Resources Corporation,
a Florida corporation, and Thomas L. Romkey Individually

MORTGAGOR: Mariposa Resources Corporation, a Florida corporation

DATE: October 28, 2008

RECITALS:

A. Standard Insurance Company, an Oregon Corporation, made a loan to Borrower (the "Loan"). The Loan is evidenced by that certain Note dated June 10, 2004 in the original principal amount of \$1,000,000.00 (the "Note"). The Note is secured by a Mortgage dated June 10, 2004, recorded July 9, 2004 in Document No. 2004R0571466, and by an Assignment of Lessors Interest in Leases dated June 10, 2004, recorded July 9, 2004, in Document No. 2004R0571467, in the Real Property Records of Miami-Dade County, Florida. The property is located at 1132-1140 South Dixie Highway, Coral Gables, Florida 33146 (the "Property") and is legally described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

B. Borrower has requested Lender's written consent to the modification, an additional advance of \$ 320,000.00 regarding the secured property.

C. Lender has agreed to the modification, and additional advance of the terms below if (i) this Modification Agreement and Additional Advance Agreement ("Agreement") is executed by Borrower and Lender; (ii) it is recorded in the real property records of Miami-Dade

Page 1 of 8

ADMIN-Modification & Additional Advance Agreement (07/08)

Exhibit "A"
Loan No. A40402303
Modification and Additional Advance Agreement
Dated: October 28, 2008

Lots 8 to 10, Inclusive, Block 148 of CORAL GABLES RIVIERA SECTION, Part 8, according to the map or plat thereof as recorded in Plat Book 25, Page 55 of the Public Records of Miami-Dade County, Florida.

①
180.00
3500
2000



CFN 2004R0571466
DR Bk 22470 Pgs 0585 - 605; (21pgs)
RECORDED 07/09/2004 15:13:54
MTG DOC TAX 3,500.00
INTANG TAX 2,000.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by Shanna Jacobson
When Recorded Return to:

StanCorp Mortgage Investors, LLC
920 SW SIXTH AVENUE
PORTLAND, OREGON 97204

ATTN: Susan M. Deters, PSB11E

SIC Loan No. A4040230

**MORTGAGE, ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

THIS MORTGAGE made this **June 10, 2004**, is between **Mariposa Resources Corporation, a Florida corporation ("Mortgagor")**, having a mailing address of **10330 SW 58th Court, Pinecrest, Florida 33156** and **Standard Insurance Company, an Oregon corporation ("Mortgagee")** having a mailing address of **920 SW Sixth Avenue, Portland, Oregon 97204**.

The Tax Account Number for the property subject to the lien of this instrument is: **03-4130-003-0210**.

Commonly known as: **1132-40 South Dixie Hwy, Coral Gables, Florida, 33146**.

Mortgagor irrevocably mortgages to Mortgagee, with power of sale, that property in the **City of Coral Gables, County of Miami-Dade, State of Florida**, described as follows (the "Real Property"):

Lots 8 to 10, inclusive, Block 148 of CORAL GABLES RIVIERA SECTION, Part 8, according to the map or plat thereof as recorded in Plat Book 25, Page 55 of the Public Records of Miami-Dade County, Florida.

Together with (a) all rents, income, contract rights, issues and profits now due or which may become due under or by virtue of any lease, rental agreement or other contract, whether written or oral, for the use or occupancy of the Real Property, or any part thereof, together with all tenant security deposits, subject, however, to the right, power and authority hereinafter given to and conferred upon Mortgagor to collect and apply such rents, issues, income, contract rights, security deposits and profits prior to any default hereunder; (b) all buildings and improvements now or hereafter thereon, and all appurtenances, easements, rights in party walls, water and water rights, pumps and pumping plants and all shares of stock evidencing the same; (c) all fixtures and property now or hereafter attached to or used in the operation of the Real Property, including

Mortgage (FL 04/04)

Page 1

Record and Return to:
LandAmerica - Christina Oliver
1302 N. 19th Street-Suite 200
Tampa, FL 33605
File # **TD42633** *gl*

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 24th day of June, 2004 by Thomas L. Romkey, President of Mariposa Resources Corporation, a Florida Corporation. He [] is personally known to me or has produced a driver's license as identification

[Notary Seal]



J. Noriega
Notary Public

Printed Name: Jessica P. Noriega

My Commission
Expires:

01/13/08