



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 10/16/2018

Property Information	
Folio:	03-4108-006-3810
Property Address:	293 MIRACLE MILE Coral Gables, FL 33134-5907
Owner	MIRACLE PLAZA INC
Mailing Address	940 LINCOLN RD #301 MIAMI BCH, FL 33139-2619
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1229 MIXED USE- STORE/RESIDENTIAL : MIXED USE - COMMERCIAL
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	23,115 Sq.Ft
Lot Size	8,074 Sq.Ft
Year Built	1958



Assessment Information			
Year	2018	2017	2016
Land Value	\$2,704,790	\$2,240,535	\$2,422,200
Building Value	\$1,495,210	\$1,551,965	\$1,130,906
XF Value	\$0	\$0	\$0
Market Value	\$4,200,000	\$3,792,500	\$3,553,106
Assessed Value	\$4,171,750	\$3,792,500	\$3,488,430

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$28,250		\$64,676
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
CORAL GABLES SEC K PB 8-33 LOTS 46 TO 48 INC BLK 37 LOT SIZE 73.400 X 110 OR 18065-2948 0498 1	

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,171,750	\$3,792,500	\$3,488,430
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,200,000	\$3,792,500	\$3,553,106
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,171,750	\$3,792,500	\$3,488,430
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,171,750	\$3,792,500	\$3,488,430

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1998	\$1,850,000	18065-2948	Sales which are qualified
08/01/1996	\$0	17299-2377	Sales which are disqualified as a result of examination of the deed
07/01/1989	\$0	14220-2713	Sales which are disqualified as a result of examination of the deed

CITY'S

EXHIBIT 1

293 MIRACLE MILE



293 Miracle Mile

<u>Owner (Registered Agent)</u> Miracle Plaza, Inc. c/o Leon Zwick Registered Agent 940 Lincoln Rd, Suite 301 Miami Beach, FL 33139-2619	<u>Owner (Restrictive Covenant address)</u> Miracle Plaza, Inc. c/o Leon Zwick 299 Miracle Mile Coral Gables, FL 33134-5907
--	--



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:	YO-YO CHILDREN'S BOUTIQUE	Inspection Date:	5/18/2018
Address:	293 Miracle Mile Coral Gables	InspectionType:	Business (Annual Fire Inspection)
Suite:		Inspected By:	George Valladares 305-460-5563 fireprevention@coralgables.com
		Occ. Sq. Ft.:	1500
		Occupant Number:	227293

No violations noted at this time.

Company Representative:

Signature of Nina Argibay
5/18/2018 10:35 16 AM
Signature valid only in mobile eyes documents

NINA ARGIBAY
5/18/2018

Inspector:

Signature of George Valladares
5/18/2018 12:55 16 AM
Signature valid only in mobile eyes documents

George Valladares (B)
5/18/2018

CITY'S

EXHIBIT 2


[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-10-04-3466	04/05/2010	293-99 MIRACLE MILE	BOA COMPLETE (LESS THAN \$75,000)	INSTALL 4 NEW EXTERIOR DOORS \$4000	final	04/05/2010	08/16/2010	0.00
AB-11-04-6891	04/25/2011	293 MIRACLE MILE	BOA COMPLETE (LESS THAN \$75,000)	AWNING RECOVER \$2,100	final	04/25/2011	02/05/2013	0.00
AB-13-10-1177	10/18/2013	293-99 MIRACLE MILE	BOA COMPLETE (LESS THAN \$75,000)	***COMMERCIAL **PRESSURE CLEAN AND PAINT BUILDING ALLEY ONLY CLASSIC BM 208 (MEDIUM BEIGE) \$4000	final	10/18/2013	02/10/2017	0.00
AB-14-09-2480	09/15/2014	293-99 MIRACLE MILE	BOA PRELIMINARY/MED BONUS/FINAL	*COMMERCIAL* RESUBMITTAL TO NEW STOREFRONT & AWNING \$75000	final	09/15/2014	12/14/2016	0.00
AB-15-10-4764	10/08/2015	293-99 MIRACLE MILE	BOA COMPLETE (LESS THAN \$75,000)	**COM** (BUILDING 293 MIRACLE MILE) RECOVER (10) AWNINGS AND (2) NEW FRAME AND COVER COLOR BLACK \$7500	issued	10/12/2015		0.00
AB-16-05-7238	05/23/2016	293 MIRACLE MILE	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL (PENDING HISTORIC) * ILLUMINATED SIGN (YOYO) \$600	final	05/23/2016	01/18/2017	0.00
BL-10-04-3789	04/08/2010	293-99 MIRACLE MILE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL 4 NEW EXTERIOR DOORS \$4,000	final	04/20/2010	08/16/2010	0.00
BL-12-04-7700	04/05/2012	293-99 MIRACLE MILE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (135 SF) CLEAN & SEAL FLOORING \$5,000	final	05/18/2012	06/08/2012	0.00
BL-14-10-4069	10/29/2014	293 MIRACLE MILE	DEMOLITION	COMMERCIAL INTERIOR DEMO (ONLY) @ STE # 299 \$11,000	final	04/01/2015	01/14/2016	0.00
BL-14-11-4812	11/25/2014	293 MIRACLE MILE	INTERIOR ALTERATION ONLY	INTERIOR ALTERATION ONLY (EICHHOLTZ-OROA) AT MIRACLE PLAZA INC @ STE#299 \$250,000	final	04/01/2015	04/07/2016	0.00
BL-14-12-4352	12/23/2014	293-99 MIRACLE MILE	INT / EXT ALTERATIONS	NEW STOREFRONT (ONLY) \$45,000	final	08/04/2015	12/14/2016	0.00
BL-15-10-5343	10/20/2015	293-99 MIRACLE MILE	AWNINGS / CANOPY	*** DF & F **** RECOVER (10) AWNINGS AND (2) NEW FRAME AND COVER COLOR BLACK @ (BUILDING 293 MIRACLE MILE) \$7500	pending			0.00
BL-16-05-7586	05/27/2016	293 MIRACLE MILE	SIGNS	(1) ILLUMINATED TENANT SIGN (YOYO) \$600	final	08/08/2016	01/18/2017	0.00
BL-18-06-4129	06/25/2018	293 MIRACLE MILE	DEMOLITION	EXPLORATORY DEMO WORK ON 2ND FLOOR DUE TO WATER LEAK \$1000	issued	06/25/2018		0.00
CE-09-07-2495	07/08/2009	293-99 MIRACLE MILE	CODE ENF WARNING PROCESS	WT1919 CH.66-39 CITY (BCP) - (FOTOS RAPIDAS) SOLICITING AND/OR SELLING ON CITY PROPERTY, WHICH IS PROHIBITED.	canceled	07/08/2009		0.00
CE-09-07-3075	07/22/2009	293-99 MIRACLE MILE	CODE ENF WARNING PROCESS	WT79024 SEC 5-1901 ZC (SNP) MAINTAINING SIGN WHICH HAVE BEEN INSTALLED WITHOUT	final	07/22/2009	05/09/2013	0.00

CITY'S

EXHIBIT

3

				NECESSARY APPROVAL AND PERMIT. ie(SALE) INSTALLED ON DISPLAYED WINDOW.				
CE-10-05-5052	05/27/2010	293 MIRACLE MILE	CODE ENF WARNING PROCESS	WT5868 SEC 105 CC (CPM) GRAFFITI ON EXT WALL. MIST REMOVE	final	05/27/2010	03/30/2011	0.00
CE-10-06-4147	06/11/2010	293 MIRACLE MILE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37048 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM BUILDING (UPPER LEVEL). WARNING ISSUED 5/27/10	canceled	06/11/2010		0.00
CE-10-06-4453	06/16/2010	293 MIRACLE MILE	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T37654 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM BUILDING - UPPER LEVEL. PREVIOUSLY CITED 5/27/10 & 6/11/10.	canceled	06/16/2010		0.00
CE-11-10-7693	10/31/2011	293 MIRACLE MILE	CODE ENF WARNING PROCESS	WT6948 SEC 5-1902 ZONING CODE (SNV) SIGN ON VEHICLE PROHIBITED (LA TIENDA). MUST REMOVE	final	10/31/2011	10/31/2011	0.00
CE-11-10-7694	10/31/2011	293 MIRACLE MILE	CODE ENF WARNING PROCESS	WT6949 SEC 66-39 CITY CODE (BCP) BUSINESS ON CITY PROPERTY PROHIBITED - SOLICITING BUSINESS FOR LA TIENDA - 2351 SALZEDO). MUST CEASE & DESIST	final	10/31/2011	10/31/2011	0.00
CE-11-10-7717	10/31/2011	293 MIRACLE MILE	CODE ENF WARNING PROCESS	WT12904 SEC 54-154 CITY CODE (DOP) BOX IN FRONT OF SUBWAY (FROM 295 MIRACLE MILE - JOSEFINA ALDRICH) ON 10/28/11	final	10/31/2011	10/31/2011	0.00
CE-12-03-8625	03/20/2012	293 MIRACLE MILE	CODE ENF BOARD/MITIGATION	CASE # 12685 FILE #1110525 FEES OWED \$358.75	final		03/22/2012	0.00
CE-12-04-8027	04/01/2012	293 MIRACLE MILE	CODE ENF WARNING PROCESS	WT10351 CH.105-26 CITY CODE (CON) @ 10:00AM (PAINTER) PERFORMING WORK OUTSIDE OF ALLOWABLE CONSTRUCTION HOURS. M-F 7:30-6PM, SAT 9AM-5PM, SUN OR HOLIDAYS NO WORK ALLOWED.	final	04/01/2012	04/10/2012	0.00
CE-12-04-9332	04/01/2012	293 MIRACLE MILE	CODE ENF WARNING PROCESS	WT10351 105-26 CITY CODE (CON) @ 10:00AM PERFORMING WORK OUTSIDE OF ALLOWABLE CONSTRUCTION HOURS. M-F 7:30-6PM, SAT 9AM-5PM, SUN OR HOLIDAYS NO WORK ALLOWED.	final	04/01/2012	04/29/2012	0.00
CE-12-05-7967	05/08/2012	293 MIRACLE MILE	CODE ENF WARNING PROCESS	WT10381 54-154 CITY CODE (DOP) @ 1:00PM *** 9171082133393260044079 *** UNLAWFUL TO DEPOSIT TRASH, REFUSE OR WASTE ON ANY LOT OR PREMISES OTHER THAN PROPERTY WHERE IT ORIGINATES FROM. (DUMPING ON ALLEY)	final	05/08/2012	05/08/2012	0.00
CE-12-05-7968	05/08/2012	293 MIRACLE MILE	CODE ENF WARNING PROCESS	WT10381 54-29 CITY CODE (TRA) @ 1:00PM - (CABINET, DISPLAYS AND DEBRIS) OWNER TO MAINTAIN PREMISES FREE OF LITTER. *** 9171082133393260044079 ***	final	05/08/2012	05/08/2012	0.00
CE-12-05-9177	05/21/2012	293 MIRACLE MILE	CODE ENF WARNING PROCESS	WT10389 5-1901(1) ZONING CODE (SNT) @ 2:05PM - (SNOW'S JEWELER MOVING) MAINTAINING TEMP SIGN(S) IN EXCESS OF 250 SQ IN AND/OR MORE THAN TWO (2) PER STORE.	final	05/21/2012	05/27/2012	0.00
CE-12-07-1315	07/19/2012	293-99 MIRACLE MILE	CODE ENF WARNING PROCESS	WT9619 5-1907 ZONING CODE (SNR) MAINTAINING REAL ESTATE SIGN LARGER THAN 250SQ. IN.	final	07/19/2012	07/20/2012	0.00
CE-12-07-1341	07/19/2012		CODE ENF WARNING PROCESS	SNC NOTICE / LETTER POSTED	final	07/19/2012	07/21/2012	0.00

		293-99 MIRACLE MILE							
CE-12-08-1669	08/24/2012	293-99 MIRACLE MILE	CODE ENF WARNING PROCESS	WT9637 5-1901(1) ZONING CODE (SNT) (A) FRAME SIGN, PROHIBITED.	final	08/24/2012	08/25/2012	0.00	
CE-12-10-1302	10/19/2012	293 MIRACLE MILE	CODE ENF WARNING PROCESS	WT16360 5-1907 ZONING CODE (SNR) ONLY 1 REAL ESTATE SIGN PERMITTED. 2 SIGNS ON STOREFRONT	final	10/19/2012	10/19/2012	0.00	
CE-13-05-0531	05/09/2013	293 MIRACLE MILE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/10/2013	05/10/2013	0.00	
CE-13-06-1047	06/17/2013	293 MIRACLE MILE	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	06/17/2013	06/17/2013	0.00	
CE-13-06-1550	06/24/2013	293 MIRACLE MILE	CODE ENF WARNING PROCESS	WT16754 5-1901(1) ZONING CODE (SNT) MAINTAINING TEMP. SIGN IN EXCESS OF 250SQ. IN. AND OR MORE THAN 2 SIGNS PER STOREFRONT. PROHIBITED.	final	06/24/2013	06/24/2013	0.00	
CE-16-08-6824	08/23/2016	293 MIRACLE MILE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/26/2016	08/26/2016	0.00	
CE-18-08-3617	08/15/2018	293 MIRACLE MILE	CODE ENF TICKET PROCESS - NO RUNNING FINE	CE278569	final	08/21/2018	08/21/2018	0.00	
DR-13-05-0685	05/13/2013	293 MIRACLE MILE	DEVELOPMENT REVIEW COMMITTEE	APPLICANT PROPOSES TO OPEN A COFFEE SHOP IN THE EXISTING LOCATION.	final	05/13/2013	07/02/2013	0.00	
EL-12-05-8541	05/17/2012	293-99 MIRACLE MILE	ELEC COMMERCIAL / RESIDENTIAL WORK	DF&F ELECTRICAL FOR INTERIOR WORK	final	05/18/2012	05/25/2012	0.00	
EL-14-11-3497	11/04/2014	293 MIRACLE MILE	ELEC COMMERCIAL / RESIDENTIAL WORK	NO DEMO REQUIRED	canceled		09/24/2015	0.00	
EL-14-12-3565	12/08/2014	293 MIRACLE MILE	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR ALTERATION ONLY (EICHHOLTZ-OROA) AT MIRACLE PLAZA INC 87 LIGHT SOCKETS AND 33 ROUGH IN OUTLETS	final	04/14/2015	01/14/2016	0.00	
EL-15-08-4010	08/03/2015	293 MIRACLE MILE	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM RELOCATION AT 2355 SALZEDO LOW VOLT ELECTRIC FOR FIRE ALARM	final	12/18/2015	01/13/2016	0.00	
EL-16-05-7605	05/31/2016	293 MIRACLE MILE	ELEC SIGNS	***PENDING HISTORIC*** ILLUMINATED WALL SIGN (YOYO)	final	08/08/2016	01/11/2017	0.00	
FD-15-07-6127	07/31/2015	293 MIRACLE MILE	FIRE ALARM SYSTEM	FIRE ALARM RELOCATION AT 2355 SALZEDO \$2484.40	final	12/18/2015	12/01/2016	0.00	
FD-15-08-5007	08/21/2015	293 MIRACLE MILE	FIRE SPRINKLER SYSTEM	ADD HOSE VALVE CABINET & 100' HOSE	final	09/11/2015	04/06/2016	0.00	
ME-12-04-8501	04/17/2012	293 MIRACLE MILE	MECH COMMERCIAL / RESIDENTIAL WORK	MECHANICAL A/C ADJUSTMENTS \$1,000	final	04/19/2012	04/20/2012	0.00	
ME-15-03-4145	03/09/2015	293 MIRACLE MILE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL ONE 8 TON UNIT , DUCTWORK AND VENTILATION	final	05/18/2015	01/15/2016	0.00	
PL-14-11-3423	11/03/2014	293 MIRACLE MILE	PLUMB COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR DEMO (ONLY)	final	09/25/2015	09/28/2015	0.00	
PL-14-12-3125	12/01/2014	293 MIRACLE MILE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR ALTERATION ONLY (EICHHOLTZ-OROA) AT MIRACLE PLAZA INC	final	04/10/2015	01/20/2016	0.00	
PL-18-09-2084	09/05/2018	293 MIRACLE MILE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING REPAIR WORK @ 2ND FLOOR AREA DUE TO WATER LEAK FROM CRACKED SANITARY DRAINAGE	issued	09/14/2018		0.00	
PU-11-03-7138	03/31/2011	293-99 MIRACLE MILE	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT 06120396 CRM INV 012904	final	04/01/2011	04/01/2011	0.00	
PU-13-02-1190	02/21/2013	293-99 MIRACLE MILE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 34316B	final	02/22/2013	02/22/2013	0.00	
PU-13-05-0753	05/13/2013		PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 26088B	final	05/15/2013	05/15/2013	0.00	

		293-99 MIRACLE MILE							
PU-14-09-1695	09/02/2014	293 MIRACLE MILE	PUBLIC RECORDS SEARCH	REQ FLOOR PLAN AND ELEVATIONS	final	09/02/2014	09/02/2014	0.00	
PU-15-09-3941	09/09/2015	293 MIRACLE MILE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS ZN11055463 06120396	final	09/09/2015	09/09/2015	0.00	
RC-18-10-3426	10/18/2018	293 MIRACLE MILE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE #18-8036 AND UNSAFE STRUCTURE FEE	approved			980.63	
RV-15-04-4979	04/20/2015	293 MIRACLE MILE	REVISION TO PERMIT	REVISION-REDUCTION IN SCOPE OF WORK- ARCHITECTURAL & LIFE SAFETY PAGES	final	10/01/2015	10/01/2015	0.00	
RV-15-05-4673	05/07/2015	293 MIRACLE MILE	REVISION TO PERMIT	MECHANICAL REVISION	final	05/27/2015	05/27/2015	0.00	
RV-15-06-4917	06/09/2015	293 MIRACLE MILE	REVISION TO PERMIT	REVISION (BUILDING - REDUCTION IN THE SCOPE OF WORK)	final	01/19/2016	01/19/2016	0.00	
RV-15-12-5795	12/22/2015	293-99 MIRACLE MILE	REVISION TO PERMIT	CANCELLED NOT REQUIRED **** REVISION** STRUCTURAL - NEW STOREFRONT (ONLY) \$45,000	canceled		12/14/2016	0.00	
RV-16-02-2843	02/25/2016	293 MIRACLE MILE	REVISION TO PERMIT	REVISION TO FD-15-08-5007	final	03/31/2016	03/31/2016	0.00	
SD-15-09-4334	09/16/2015	293-99 MIRACLE MILE	SHOP DRAWINGS	SHOP DRAWINGS STOREFRONT WINDOWS & DOORS	final	10/08/2015	10/08/2015	0.00	
ZN-11-05-5463	05/04/2011	293 MIRACLE MILE	AWNING / CANOPY - RECOVER	AWNING RECOVER \$2,200	final	05/06/2011	02/05/2013	0.00	
ZN-13-10-1179	10/18/2013	293-99 MIRACLE MILE	PAINT / RESURFACE FL / CLEAN	***COMMERCIAL **PRESSURE CLEAN AND PAINT BUILDING ALLEY ONLY CLASSIC BM 208 (MEDIUM BEIGE) \$4000	final	10/18/2013	10/24/2013	0.00	
ZN-15-10-5342	10/20/2015	293-99 MIRACLE MILE	AWNING / CANOPY - RECOVER	***CANCELLED*** SEE BL15105343*** (BUILDING 293 MIRACLE MILE) RECOVER (10) AWNINGS AND (2) NEW FRAME AND COVER COLOR BLACK \$7500	canceled		10/20/2015	0.00	
ZV-13-05-1100	05/17/2013	293 MIRACLE MILE	ZONING LETTER VERIFICATION	ZONING VERIFICATION/INFORMATION LETTER	final	05/17/2013	05/17/2013	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).



The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

91 7108 2133 3932 5853 8139

MIRACLE PLAZA INC
940 LINCOLN RD #301
MIAMI BEACH, FL 33139-2619

RE: 293 MIRACLE MILE
FOLIO # 0341080063810
Recertification of Building 40 Years or Older

To whom it may concern:

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 1958. 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**. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department.

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. The structure will be recertified once a *revised* Report is submitted and 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, and 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 4

USPS Tracking® FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Track Another Package +

Tracking Number: 9171082133393258538139

Remove X

Your item was delivered to an individual at the address at 1:18 pm on March 9, 2018 in MIAMI BEACH, FL 33139.

 **Delivered**

March 9, 2018 at 1:18 pm
Delivered, Left with Individual
MIAMI BEACH, FL 33139

Feedback

Tracking History ^

March 9, 2018, 1:18 pm

Delivered, Left with Individual

MIAMI BEACH, FL 33139

Your item was delivered to an individual at the address at 1:18 pm on March 9, 2018 in MIAMI BEACH, FL 33139.

March 9, 2018

In Transit to Next Facility

March 8, 2018, 7:51 pm

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

March 7, 2018, 9:47 pm

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Feedback

The easiest tracking number is the one you don't have to know.

With Informed Delivery®, you never have to type in another tracking number. Sign up to:

Garcia, Belkys

From: kaan kaleli <kkaleli71@yahoo.com>
Sent: Monday, June 4, 2018 3:57 PM
To: Garcia, Belkys; Leon Zwick; leoeli2@aol.com
Subject: Extension request 40 yr recertificatio

Hi Ms. Garcia

I would like to request an extension for 30-45 days if possible for Miracle Plaza 293 Miracle Mile Folio # 0341080063810 and Miracle Center 86 Miracle Mile Folio # 0341170050790. I was delayed as a result of not having enough funds to pay for the engineering company to come out and do the inspections. I lost 4 tenants because of the side walk streetscape project and the other tenants that survived were all on discounted rents which impacted my liquidity. Adding the assessments, property taxes, insurance and the mortgage we were working on a very thin line. In the beginning of May we were able to save up and contract Milton Cubas PE INC, C.A.# 27267 who had done the previous 40 yrs and we completed the inspection and are waiting for the report, This was delayed because he had a scheduled 3 week vacation out of the country. The issues he found on both buildings were minor and I should have the report back soon. Thank you for your consideration and time on the matter.

Sincerely,

Kaan Kaleli
Executive Manager



The City of Coral Gables

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

June 6, 2018

MIRACLE PLAZA INC
940 LINCOLN RD #301
MIAMI BEACH, FL 33139-2619

RE: 293 MIRACLE MILE
FOLIO # 0341080063810
Recertification of Building 40 Years or Older - **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(1). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the structure has been deemed unsafe due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit a completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.

Please govern yourself accordingly.

Sincerely,

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

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



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

June 8, 2018

Miracle Plaza Inc.
940 Lincoln Road #301
Miami Beach, Florida 33139-2619

ADDRESS: 293 Miracle Mile
PROPERTY FOLIO #: 03-4108-006-3810

Dear Property Owner/Manager:

This Department has received your request for an extension to provide the Building Recertification Report ("Report") for the above property address. By these means, I am granting you thirty (30) calendar days from the date of this letter to provide the Recertification Report. Please note we will not be able to grant additional extensions; therefore, repairs to comply with the recertification criteria shall take place during these thirty (30) calendar days.

If you have any questions I can be reached at 305-460-5242.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", with a stylized flourish extending to the right.

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-8036

vs.

MIRACLE PLAZA, INC.
c/o Leon Zwick
940 Lincoln Road, Suite 301
Miami Beach, Florida 33139-2619

Return receipt number:

7018 0680 0001 3977 2937

Respondent.

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

Date: October 19, 2018

Re: **293 Miracle Mile**, Coral Gables, Florida 33134-5907 and legally described as Lots 46 to 48 inc, Block 37, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-3810 ("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 November 5, 2018, 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/

Miracle Plaza, Inc., c/o Leon Zwick, 299 Miracle Mile, Coral Gables, Florida 33134-5907



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-8034

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

I, Jose Iglesias, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 293 MIRACLE MILE, ON OCTOBER 19, 2018
AT 8:50 AM.

Jose Iglesias
Employee's Printed Name


Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 19th day of October in
the year 2018, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

293 MIRACLE MILE



REC. 18065M2948

Return to:

(enclose self-addressed envelope)

RETURN TO:
RUSSELL & LUKAS, P.A.
1025 Coral Way
Suite 102
Miami, FL 33148
(305) 866-9800
LHA 3408

This Instrument Prepared by:

Name: Edmund P. Rusch, Esquire
Russs & Baker, P.A.
Address: 4875 Yoncos De Leon Blvd.,
Suite #301
Coral Gables, FL 33146

98R179048 1998 APR 17 14:10

DEPOSITED 11,100.00 SURTY 6,325.00
HARVEY RUBIN, CLERK DADE COUNTY, FL

Property Appraiser's
Parcel Identification No:
03-4108-006-3810

WARRANTY DEED

THIS INDENTURE, made this 15th day of April, 1998, Between ROBERT J. FEWELL, as Trustee under the Robert J. Fewell Declaration of Trust dated May 22, 1996, as to an undivided 50% interest, and EUREKA PARTNERSHIP, a Florida general partnership, as to an undivided 50% interest, of Dade County, State of Florida, Grantor*, and MIRACLE PLAZA, INC., a Florida corporation and whose post office address is: 940 Lincoln Road, Suite 301, Miami Beach, FL 33139 of the County of Miami-Dade, State of FLORIDA, Grantee*,

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which 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:

Lots 46 through 48, in Block 37, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Dade County, Florida.

SUBJECT TO: Covenants, restrictions, and public utility easements of record, if any, which are not reimposed hereby, and taxes for this year and subsequent years.

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.

1806502949

Signed, sealed and delivered
in the presence of:

Humberto Gomez

Humberto Gomez
(Printed Name of Witness)

Christine Rodriguez

CHRISTINE RODRIGUEZ
(Printed Name of Witness)

Robert J. Fewell, Trustee (L.S.)
ROBERT J. FEWELL, As Trustee
under the Robert J. Fewell
Declaration of Trust dated
May 22, 1996

Post office address:
288 Aragon Avenue, Suite C
Coral Gables, FL 33134

Signed, sealed and delivered
in the presence of:

Humberto Gomez

Humberto Gomez
(Printed Name of Witness)

EUREKA PARTNERSHIP, a Florida
general partnership

By: Robert J. Fewell, Trustee (L.S.)
ROBERT J. FEWELL
Partner

By: Marian E. Fewell (L.S.)
MARIAN E. FEWELL
Partner (-)

CAROLE ANN FEWELL REVOCABLE
TRUST DATED FEBRUARY 8, 1996

Christine Rodriguez

CHRISTINE RODRIGUEZ
(Printed Name of Witness)

By: Carol Ann Fewell, Trustee (L.S.)
CAROLE ANN FEWELL, TRUSTEE
Partner

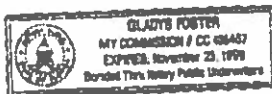
Post Office Address:
288 Aragon Avenue, Suite C,
Coral Gables, FL 33134

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 15th
day of April, 1998, by Robert J. Fewell as Trustee under
the Robert J. Fewell Declaration of Trust dated May 22, 1996, who
is personally known to me or who has produced _____
as identification.

Gladys Foster
Gladys Foster
(Printed Name of Notary Public)

My Commission Expires:

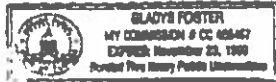


FILE: 1806502950

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 15TH
day of April, 1998, by ROBERT J. FEWELL, as a Partner of
EUREKA PARTNERSHIP, who is personally known to me or who has
produced _____ as identification.

My Commission Expires:

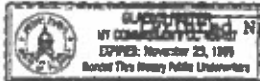


Gladys Foster
Notary Public
Gladys Foster
(Printed Name of Notary Public)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 15TH
day of April, 1998, by MARIAN E. FEWELL, as a Partner of
EUREKA PARTNERSHIP, who has produced LETTER FROM EUREKA as
identification.

My Commission Expires:



Gladys Foster
Notary Public
Gladys Foster
(Printed Name of Notary Public)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 15TH
day of April, 1998, by CAROLE ANN FEWELL as Trustee of
the CAROLE ANN FEWELL REVOCABLE TRUST DATED FEBRUARY 8, 1996, as a
Partner of EUREKA PARTNERSHIP, who is personally known to me or who
has produced _____ as identification.

My Commission Expires:



Gladys Foster
Notary Public
Gladys Foster
(Printed Name of Notary Public)

RECORDED IN DALLAS RECORDS BOOK
OF DALLAS COUNTY, TEXAS
RECORDED NUMBER
HARVEY HUWEN
CLERK, DALLAS COUNTY

The Above Blank Space Is For Recording Purposes

☒ **COMMERCIAL** (check if applicable)

☐ **RESIDENTIAL** (check if applicable)

LANDLORD/TENANT ENCROACHMENT & RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT is made and entered this 17th day of September, 20 15, by and between Leon Zwick (Miracle Plaza Inc.), hereinafter referred to as "OWNER", whose mailing address is 299 Miracle Mile, Coral Gables, FL 33134, hereinafter referred to as "TENANT, whose mailing address is 50 Biscayne - 4110-Miami 33132, and the City of Coral Gables, a Florida municipal corporation, hereinafter referred to as "CITY".

RECITALS

WHEREAS, OWNER is/are the fee simple owner(s) of certain real property located within the City of Coral Gables, Miami-Dade County, Florida with a property address of 293 Miracle Mile /299 Miracle Mile Coral Gables, Florida and more particularly described as (insert the full legal description for the property as maintained by the Miami-Dade County Property Appraiser's Office. See www.miamidade.gov for more information):

CORAL GABLES SEC K PB 8-33 LOTS 46 TO 48 INC BLK 37 LOT SIZE 73.400 X 110

OR 18065-2948 0498 1

WHEREAS, OWNER'S property is located adjacent to certain CITY right-of-way, sidewalk, swale, alley, or other such right-of-way; and