

KNOW ALL MEN BY THESE PRESENTS:  
 That C.E. Wondery, and Adele Wondery, his wife, have caused to be made the attached plat of Evergreen Lawns, a subdivision of land described as follows, SE 1/4 of NE 1/4 of NW 1/4 Sec. 27, Twp. 33 N., R. 41 W. and being in Dade Co., Florida.  
 The streets and avenues as shown thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to themselves, their heirs, and assigns, the reversion or reversion thereof whenever discontinued by law.  
 In witness whereof the said C.E. Wondery and Adele Wondery have set their hands and seals at St. Louis, Mo., this 3rd day of October A.D. 1924.

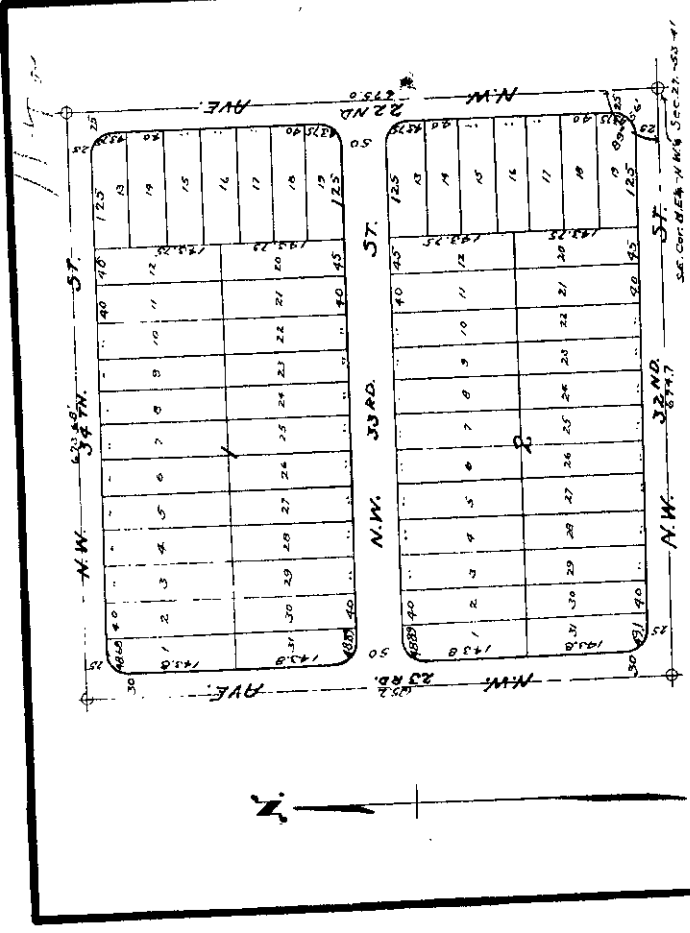
Witness:  
L. Ramsey  
C.E. Wondery seal  
Adele Wondery seal

State of Missouri }  
 City of St. Louis }  
 Before me this day personally appeared C.E. Wondery and Adele Wondery, both well known and known to me to be the persons who executed the foregoing instrument of dedication, who being duly sworn acknowledged that they executed the same freely and voluntarily for the purpose therein set forth.  
 And I further certify that the said Adele Wondery, known to me to be the wife of the said C.E. Wondery, on separate and private examination, taken and made by and before me, separately and apart from her said husband, acknowledged that she executed the same freely and voluntarily, without any compulsion, apprehension, constraint or fear of or from her said husband.  
 Witness my hand and official seal at St. Louis, State of Missouri, this 3rd day of October A.D. 1924.

My Term  
 Expires Oct-11-1927  
Robert Public Notary Public, State of Missouri

I hereby certify that the attached plat of Evergreen Gardens is a true and correct plat of said property as recently surveyed under my direction  
Karl Spiller  
 L.E. Engineer, State of Florida No. 402.

Approved by me for record.  
Robert Public Notary Public, State of Missouri  
 County Engineer



# EVERGREEN LAWNS

A SUBDIVISION IN  
 N.W. 1/4 - Sec. 27 - Twp. 33 - R. 41  
 DADE CO., FLORIDA.  
 KARL SPILLER - L.E.  
 Scale 1"=500' OCT. 1924.

Width of block corners 25'  
 Dimensions of corner lots are  
 to intersect lines of block lines.





**COMPLIANCE AGREEMENT**

CFN 2014R0101073  
OR Bk 29024 Pgs 1161 - 1165; (5pgs)  
RECORDED 02/10/2014 08:27:09  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Case No.: **BB2012022523**  
Case Address: **2288 NW 34 ST**  
Folio #: **01-3127-065-0010**  
Legal Description: **CAMPS SUB PB 66-117 PARCEL 1 LOT SIZE 76.100 X 89 OR**  
**18982-1991 01 1994 4 COC 25689-1759 05 2007 1 OR 28918-2562**  
**1013 12**  
  
Owner's Name: **RICE INVESTMENT INC**  
Owner's Telephone #: **305-527-2811**  
Owner's Address: **226 W. SAN MARINO DR, MIAMI BEACH, FL 33139**

This Compliance Agreement (hereinafter the "Agreement"), running with the land, entered into this 6 day of: **FEBRUARY, 2014**, by: **RICE INVESTMENT INC**, (the "Owner") and the CITY OF MIAMI (hereinafter the "City"), in reference to the above-mentioned Property (hereinafter the "Property").

**PREAMBLE**

**WHEREAS**, the Owner desires to make a voluntary binding commitment to assure that the Property shall be rehabilitated in accordance with the provisions of the Florida Building Code, Fire Prevention Code, and all other federal, state, or local codes, as amended;

**WHEREAS**, the Owner enters into this Agreement in lieu of appearing before the City of Miami Unsafe Structure Panel for a hearing in case: **BB2012022523**.

**WHEREAS**, the Owner, in recognition and consideration of the City Building Official (hereinafter referred to as the "Building Official") granting the Owner additional time to bring the Property into compliance in avoidance of the City demolishing the Property;

**NOW THEREFORE**, the Owner voluntarily and knowingly covenants and agrees to be bound by the terms listed herein, which shall be deemed to be a covenant running with and touching the land, as well as binding upon the Owner as follows:

SECTION 1. The recitals and findings set forth in the Preamble of this Agreement are hereby adopted by reference and incorporated herein as if fully set forth in this Section.

SECTION 2. EFFECTIVE DATE. The provisions of this Agreement shall become effective upon signature of the parties.

SECTION 3. TERMS.

The Owner agrees to:

- a. ( ) **Demolish** the structure(s) located on the Property at issue within thirty (30) calendar days.
- b. ( X ) **Repair** the structure(s) located on the Property as follows: The structure(s) shall be secured within five (5) working days in a manner approved by this Agreement. The following securing method is approved: Storm Shutters (5/8 plywood installed with through bolts or any shutter approved by the Building Official pursuant to Section 8-40 of the

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Miami-Dade County Code, as amended). The structure is to be **maintained** secure at all times, clean and sanitary, free of debris, overgrown grass or weeds, and free of paint discoloration or graffiti.

The property owner agrees that said structure(s) shall be:

- c. ☐ Repaired or completed with plans prepared by a registered architect or a professional engineer licensed in the State of Florida, or with the plans originally approved by the Building Official.
- d. ☐ Repaired or completed with a certification letter signed, sealed and dated by a registered architect or a professional engineer licensed in the State of Florida, stipulating that the existing work is in compliance with the Florida Building Code, Fire Prevention Code, and all other technical, federal, state, or local codes, as amended that were in effect at the time of construction. Signed and Sealed plans shall be prepared and all required permits shall be obtained.

Plans shall be prepared and introduced into the Building Department within thirty **(30)** calendar days from the date of signing this Agreement. All building permits shall be obtained and paid for within sixty **(60)** calendar days after the plans have been submitted. All repairs or items must be completed within ninety **(90)** days of the issuance of the permit. The plans shall be submitted first to the Unsafe Structures Section for review and approval. The building permit shall be obtained by a licensed contractor pursuant to Section 10-5 (2) of the Miami-Dade County Code, as amended, unless approved otherwise by the Building Official.

- e. Structures with damage assessed **under 50%** shall abide by the following:

☒ The completion or repair of said structure(s) shall conform to the Florida Building Code, as amended, unless application is made pursuant to the provisions of Sections 8-11 (g) of the Code of Miami-Dade County, and shall be completed within ninety **(90)** days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit and when a Certificate of Completion, ('CC') or a Certificate of Occupancy, ('CO') are obtained, when applicable. If any of the conditions stipulated above are not complied with, said structure(s) shall be demolished by the City as soon as possible, unless an extension is granted in writing by the Building Official.

- f. Structures with damage assessed **over 50%** shall abide by the following:

☐ The completion or repair of said structure(s) shall conform to all the Florida Building Code, 2010 edition, the Miami-Dade County and the City of Miami Code for a new building or structure and shall be completed within ninety **(90)** days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit and when a Certificate of Completion, ('CC') or a Certificate of Occupancy, ('CO') are obtained, when applicable. If any of the conditions stipulated above are not complied with, said structure(s) shall be demolished by the City as soon as possible unless an extension is granted in writing by the Building Official.

- g. ☐ Forty/Fifty year recertification process. The forty/fifty or older recertification report, as required by the Miami-Dade County Code, shall be submitted with the standard forms and the corresponding payment within thirty **(30)** days from the date this Agreement is signed. Should the original recertification documents be rejected by the Building Official, an additional sixty **(60)** days shall be awarded for permits and all necessary repairs to be conducted.

- h. No construction, renovation, or alteration work shall be commenced at the Property until such time as the required plans have been presented and approved by the City or before the required permits are obtained from the City. In cases where work has already started without the required plans, permits and inspections, the Owner hereby agrees to STOP such work until plans are produced to the City, permits are obtained from the City and the formal City inspection(s) process begins.

- i. ( ) Other requirements or provisions.

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**SECTION 4. ACCESS.** The Owner hereby agrees to allow staff of the City of Miami Building Department or the Unsafe Structures Section unrestricted access to the Property for purposes of performing compliance inspections during the pendency of this case.

**SECTION 5. EXTENSION.** No extension of the timeframes set forth by this Agreement shall be allowed without the express written consent of the Building Official.

**SECTION 6. COMPLIANCE.** By signing this Agreement you certify that you have read and fully understand it. Failure to comply with any of the terms of this Agreement will authorize the Building Official to demolish the property immediately and without further notice.

**SECTION 7. WAIVER.** By signing this Agreement, the property owner waives the right to have this Unsafe Structures case brought before the City of Miami Unsafe Structure Panel.

**SECTION 8. NOT TRANSFERABLE.** This document is not transferrable without the express written consent of the Building Official.

**SECTION 9. SALE OF PROPERTY.** The Owner shall not sell or transfer title to the Property during the course of this Agreement. The occurrence of such sale or transfer will subject the Property to immediate demolition by the City.

**SECTION 10. RECORDING.** This Agreement and any Addendum will be recorded in the Public Records of Miami-Dade County upon execution by the parties. The recording of this Agreement will constitute constructive notice to all concerned.

**SECTION 11. INSPECTION AND ENFORCEMENT.** This Agreement may be enforced by any means provided by law. An enforcement action may be brought by the City by action in law or in equity against any party or person violating or attempting to violate any covenants of this Agreement, either to restrain violations or to recover damages. The City may also enforce this Agreement pursuant to City Code Chapter 2, Article X, "Code Enforcement." This enforcement provision shall be in addition to any other remedies available under the law. This enforcement provision shall not apply against the City.

**SECTION 12. SEVERABILITY.** Invalidity of any one of these covenants by judgment of Court shall not affect any of the other provisions of the Agreement, which shall remain in full effect.

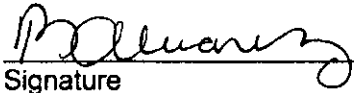
**SECTION 13. MISCELLANEOUS PROVISIONS.** This Agreement shall be construed and enforced according to the laws of the State of Florida. Venue in any proceedings between the parties shall be in Miami-Dade County, Florida. Each party waives any defense, whether asserted by motion or pleading, that the aforementioned courts are an improper or inconvenient venue. Moreover, the parties

consent to the personal jurisdiction of the aforementioned courts and irrevocably waive any objections to said jurisdiction. The parties irrevocably waive any rights to a jury trial. Title and paragraph headings are for convenient reference and are not a part of this Agreement. No waiver or breach of any provision of this Agreement shall constitute a waiver of any subsequent breach of the same or any other provision hereof, and no waiver shall be effective unless made in writing. This Agreement constitutes the sole and entire agreement between the parties hereto.

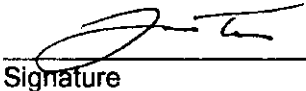
SECTION 14. COSTS. This Agreement only addresses bringing the Property into compliance and does not address any costs or expenses associated with this case owed to the City incurred during the commencement and prosecution of this case for which the Owner is responsible.

Signed, witnessed, executed and acknowledged on this 6 day of Feb, 2014.

**Witnesses:**

  
Signature

Beatriz Alvarez  
Print Name

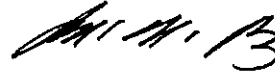
  
Signature

Luis Torres  
Print Name

**Owner:**

By   
RAMON MADRUGA

226 W - 5th MARINO ID  
Address:



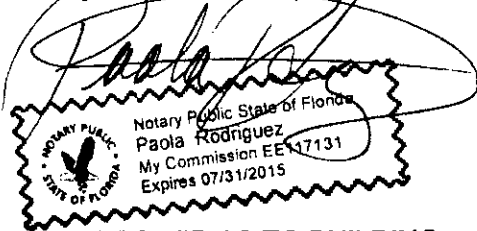
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Ramon Madrigal. He  
is ☐ personally known to me or ☐ has produced DL M362720423340 as identification.

Witness my signature and official seal this 6 day of Feb 2014, in the County and State  
aforesaid.

Notary Public State of FL  
Paola Rodriguez  
Print Name

My Commission Expires:



APPROVED AS TO BUILDING  
REQUIREMENTS:

REINALDO A. BENITEZ  
BUILDING OFFICIAL OR DESIGNEE



CFN 20150461428  
OR BK 29701 Pgs 2257-2258 (2Pgs)  
RECORDED 07/17/2015 12:37:10  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

## DOCUMENT COVER PAGE

For those documents not providing the required 3 x 3 inch space on the first page, this cover page must be attached.

It must describe the document in sufficient detail to prohibit its transference to another document.

An additional recording fee for this page must be remitted.

(Space above this line reserved for recording office use)

Document Title:

(Mortgage, Deed, Construction Lien, Etc.)

Nonconversion Agreement

Executing Party:

City of Miami

Legal Description:

(If Applicable)

As more fully described in above described document.

Return Document To / Prepared By:

### (Relevant excerpts)

Rule 2.520 (d) On all . . . documents prepared . . . . . which are to be recorded in the public records of any county . . . a 3-inch by 3-inch space at the top right-hand corner on the first page and a 1-inch by 3-inch space at the top right-hand corner on each subsequent page shall be left blank and reserved for use by the clerk of court.

F.S. 695.26 Requirements for recording instruments affecting real property---

(1) No instrument by which the title to real property or any interest therein is conveyed, assigned, encumbered, or otherwise disposed of shall be recorded by the clerk of the circuit court unless:

(c) A 3-inch by 3-inch space at the top right-hand corner on the first page and a 1-inch by 3-inch space at the top right-hand corner on each subsequent page are reserved for use by the clerk of the court...



City of Miami  
BUILDING DEPARTMENT



# Nonconversion Agreement

Floodprone Enclosures Below the Design Flood Elevation Rev. 12-18-2014

This DECLARATION made this 2 day of July, 2015, by Ramon Madrigal  
("Owner") having the address at 226 W. San Marino Dr. Miami Beach, FL 33139

WITNESSETH:

WHEREAS, the Owner is the record owner of all that real property located at 2288 NW 34 St. within the jurisdiction of Miami, County of Miami-Dade, State of Florida, designated in the Tax Records as Single family home.

WHEREAS, the Owner has applied for a permit to (circle one) build / improve a structure on this property that has a floodprone enclosed area below the lowest floor (A-Zones) or below the lowest horizontal structural member of the lowest floor (V-Zones) constructed in accordance with the requirements of the Floodplain Management Ordinance of the City of Miami and under Permit Number BD14-002076-001

WHEREAS, the Owner agrees to record this DECLARATION and certifies and declares that the following covenants, conditions and restrictions are placed on the subject property as a condition of granting the Permit, and affects rights and obligations of the Owner and shall be binding on the Owner, his heirs, personal representatives, successors, future owners, and assigns.

UPON THE TERMS AND SUBJECT TO THE CONDITIONS, as follows:

1. The structure or part thereof to which these conditions apply is: Storage
2. At this property, the flood zone is AE and the Base Flood Elevation is 9.0 feet NGVD / NAVD (circle one).
3. All interior walls, ceilings and floors below the Design Flood Elevation shall be unfinished or constructed of flood resistant materials. Mechanical, electrical, and plumbing devices shall not be installed below the Lowest Floor/Design Flood Elevation. (For a complete set of requirements, refer to City of Miami's Floodplain Management Ordinance).
4. The walls of the enclosed areas below the Lowest Floor/Design Flood Elevation shall be equipped and remain equipped with flood openings, as shown on the building plans, which shall be functional without human intervention.
5. The jurisdiction issuing the Permit and enforcing the Ordinance may take any appropriate legal action to correct any violation. Any alterations or changes from these conditions also may render the structure uninsurable or significantly increase the cost of flood insurance.
6. The use of floodprone enclosed areas below the Lowest Floor/Design Flood Elevation shall be limited to parking of vehicles, storage, and building access. Any other use shall be considered a violation of the City of Miami's Floodplain Management Ordinance.
7. A duly appointed representative of the City is authorized to enter the property for the purpose of inspecting the exterior and interior of the enclosed area to verify compliance with this Declaration. Such inspections will be conducted upon due notice to the Owner and no more frequently than twice each year. More frequent inspections may be conducted if the semi-annual inspection discovers a violation of the Permit.

8. Other conditions:

(signed) Guari Mascaro Jr.  
City of Miami Building Official or designee (name & title)

Date: July 17, 2015

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 17 day of July, 2015

by Guari Mascaro

(NOTARY SEAL) GRACIA D. MADRUGA  
Notary Public, State of Florida  
My Commission Expires Oct 1, 2016  
Personally known Guari Mascaro  
Type of Identification Produced FL 1.

(signed) Ramon Madrigal  
Owner

Date: July 02, 2015

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 02 day of July, 2015

by Yoany Iradys  
MY COMMISSION EXPIRES 10/1/2016  
Notary Public - State of FL  
Printed Name Yoany Iradys

Personally known Yoany Iradys or Produced Identification FL 1.  
Type of Identification Produced FL 1.

M362-720-42-334-0