

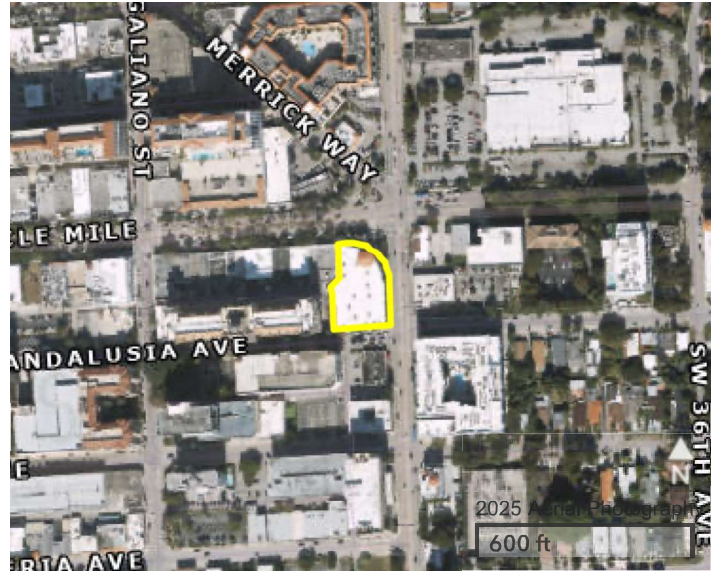


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/19/2026

PROPERTY INFORMATION	
Folio	03-4117-006-0010
Property Address	2 CORAL WAY CORAL GABLES, FL 33134-0000
Owner	NNN TRS INC
Mailing Address	4440 ROSEWOOD DR PLEASANTON, CA 94588
Primary Zone	5004 MIXED-USE 2
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	31,977 Sq.Ft
Living Area	31,977 Sq.Ft
Adjusted Area	30,155 Sq.Ft
Lot Size	32,705 Sq.Ft
Year Built	1994



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$14,226,675	\$16,352,500	\$14,063,150	
Building Value	\$100,000	\$100,000	\$100,000	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$14,326,675	\$16,452,500	\$14,163,150	
Assessed Value	\$14,326,675	\$13,409,644	\$12,190,586	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction		\$3,042,856	\$1,972,564

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

SHORT LEGAL DESCRIPTION
17 54 41 .75 AC CORAL GABLES CRAFTS SEC-PAGES RE- PLAT OF PORT OF BLK 4 PB 51-32 TRACT A LOT SIZE IRREGULAR

TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$14,326,675	\$13,409,644	\$12,190,586	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$14,326,675	\$16,452,500	\$14,163,150	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$14,326,675	\$13,409,644	\$12,190,586	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$14,326,675	\$13,409,644	\$12,190,586	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/08/2009	\$100	27071-1132	Corrective, tax or QCD; min consideration
11/01/2007	\$5,488,340	26081-4215	Other disqualified
07/01/2004	\$5,720,497	22504-3107	Other disqualified
06/01/1996	\$3,360,000	17279-0471	Other disqualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

City's Exhibit #1

2 Coral Way

<u>Owner (PA address)</u> NNN TRS, INC 4440 ROSEWOOD DR PLEASANTON, CA 94588-3050	<u>Owner (deed address)</u> NNN TRS, INC 450 S. ORANGE AVE, STE 900 ORLANDO, FL 32801-3339
<u>Owner (Corporate mailing address)</u> NNN TRS INC 2 WISCONSIN CIRCLE CHEVY CHASE, MD 20815-7003	<u>Owner (RA address)</u> NNN TRS INC CORPORATE CREATIONS NETWORK INC. 2405 YORK ROAD, STE 201-C LUTHERVILLE-TIMONIUM, MD 21093- 2252
<u>Leaseholder (Sunbiz principal and mailing address)</u> ROSS DRESS FOR LESS, INC 5130 HACIENDA DRIVE DUBLIN, CA 94568-7562	<u>Leaseholder (Sunbiz RA address)</u> ROSS DRESS FOR LESS, INC c/o C T CORPORATION SYSTEM 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324-4413

City's Exhibit #2



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Permits and Inspections: Search Results

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1 2 » >|

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
PU-23-10-7909	10/23/2023	2 MIRACLE MILE	PUBLIC RECORDS SEARCH	Certified copies for bl15054826, sd21067910 and sd21088678	final	10/23/2023	10/23/2023	0.00
RV-22-08-8887	08/25/2022	2 MIRACLE MILE	REVISION TO PERMIT	REVISION ** AS - BUILT ***	final	10/24/2022	10/24/2022	0.00
EX-22-06-8754	06/07/2022	2 MIRACLE MILE	PERMIT EXTENSION & RENEWAL	EXTENSION FOR ME-19-12-4365 COMMERCIAL *A/C CHANGE OUT \$96,382	final	06/16/2022	06/16/2022	0.00
RV-22-03-9229	03/29/2022	2 MIRACLE MILE	REVISION TO PERMIT	*REVISION TO EL-21-04-6848* *COMMERCIAL* FIRE ALARM SYSTEM (ROSS STORE #0433) \$2,350.00	final	04/19/2022	04/19/2022	0.00
EX-22-03-9212	03/29/2022	2 MIRACLE MILE	PERMIT EXTENSION & RENEWAL	CREATED IN ERROR *COMMERCIAL* FIRE ALARM SYSTEM (ROSS STORE #0433) \$2,350.00	canceled		03/29/2022	0.00
EX-21-11-6519	11/23/2021	2 MIRACLE MILE	PERMIT EXTENSION & RENEWAL	RENEWAL FOR ME-19-12-4365 COMMERCIAL *A/C CHANGE OUT \$96,382	final	12/03/2021	12/03/2021	0.00
SD-21-08-8678	08/31/2021	2 MIRACLE MILE	SHOP DRAWINGS	SHOP DRAWINGS- STORE FRONT	final	12/02/2021	12/02/2021	0.00
SD-21-06-7910	06/15/2021	2 MIRACLE MILE	SHOP DRAWINGS	*** SHOP DRAWING - EXTERIOR METAL DOOR & (2) OVERHEAD DOORS	final	06/16/2021	06/16/2021	0.00
RV-21-05-8121	05/26/2021	2 MIRACLE MILE	REVISION TO PERMIT	REVISION - ELECTRICAL REV. TO FIRE *COMMERCIAL* FIRE ALARM SYSTEM (ROSS STORE #0433) \$2,350.00	final	06/09/2021	06/09/2021	0.00
EL-21-04-6848	04/02/2021	2 MIRACLE MILE	ELEC LOW VOLTAGE SYSTEM	*COMMERCIAL* FIRE ALARM SYSTEM (ROSS STORE #0433) \$2,350.00	final	05/20/2021	05/04/2023	0.00
FD-21-03-8751	03/29/2021	2 MIRACLE MILE	FIRE ALARM SYSTEM	*COMMERCIAL* FIRE ALARM SYSTEM (ROSS STORE #0433) \$2,350.00	final	04/16/2021	05/05/2023	0.00
EX-21-03-8011	03/10/2021	2 MIRACLE MILE	PERMIT EXTENSION &	PERMIT EXTENSION- APPROVED FOR 90 DAYS	final	0		

City's Exhibit #3

		MILE	RENEWAL	CHANGE OF CONTRACTOR FROM BL-18-05-4459**** CONSULTANT REVIEW - JEM ***COMM INTERIOR /EXTERIOR ALTERATIONS- STOREFRONT, WINDOWS, RENOVATIONS TO FACADE (ROSS DRESS FOR LESS) EXPANSION INTO ADJACENT BUILDING \$700,000					
RV-21-01-5973	01/19/2021	2 MIRACLE MILE	REVISION TO PERMIT	*** REVISION - (CHANGE IN DOOR SCHEDULE)	final	02/18/2021	02/18/2021	0.00	
PW-20-03-7314	03/19/2020	2 MIRACLE MILE	OBSTRUCTION OF THE ROW PERMIT	CRANE PERMIT- REPLACING AC UNITS(8) 10 TONS (1) 5 TON AND (1) 6 TON	canceled	01/28/2021	09/24/2024	0.00	
EL-19-12-4457	12/18/2019	2 MIRACLE MILE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL *A/C CHANGE OUT \$96,382	final	04/13/2021	04/16/2021	0.00	
ME-19-12-4365	12/17/2019	2 MIRACLE MILE	MECH COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL *A/C CHANGE OUT \$96,382	final	01/07/2020	06/29/2022	0.00	
BL-19-12-3856	12/05/2019	2 MIRACLE MILE	AWNINGS / CANOPY	COMMERCIAL *INSTALL NEW AWNINGS(4) \$3,946	final	02/14/2020	02/18/2020	0.00	
SD-19-11-4245	11/08/2019	2 MIRACLE MILE	SHOP DRAWINGS	CANCELLED - REPLACED BY SD21067910	canceled		06/23/2021	0.00	
BL-19-11-4188	11/08/2019	2 MIRACLE MILE	BLDG PERMIT CHANGE OF CONTRACTOR	PRNW-23-06-0448 APPROVED FOR 30 DAYS TO FINALIZE- 6/12/2023 CHANGE OF CONTRACTOR FROM BL-18-05-4459**** CONSULTANT REVIEW - JEM ***COMM INTERIOR /EXTERIOR ALTERATIONS- STOREFRONT, WINDOWS, RENOVATIONS TO FACADE (ROSS DRESS FOR LESS) EXPANSION INTO ADJACENT BUILDING \$700,000	final	11/12/2019	11/02/2023	0.00	
AB-19-10-5337	10/22/2019	2 MIRACLE MILE	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *INSTALL NEW AWNINGS(4) \$3,946	final	10/22/2019	02/18/2020	0.00	
PW-19-10-4753	10/10/2019	2 MIRACLE MILE	OBSTRUCTION OF THE ROW PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TURCK cancelled	canceled		01/24/2020	0.00	
BL-19-10-4725	10/10/2019	2 MIRACLE MILE	ROOF / LIGHT WEIGHT CONC	RE-ROOF - FLAT JOHNS MANSVILLE ROOFING SYSTEM W/ JOHN MANSVILLE TPO 60 MIL TOPSHEET \$349,888	final	01/15/2020	03/11/2021	0.00	
EX-19-05-5176	05/14/2019	2 MIRACLE MILE	PERMIT EXTENSION & RENEWAL	CHANGE OF CONTRACTOR FROM BL-15-05-4826 *** CONSULTANT REVIEW - JEM ***COMM INTERIOR /EXTERIOR ALTERATIONS-	final	05/14/2019	05/14/2019	0.00	

				STOREFRONT, WINDOWS, RENOVATIONS TO FACADE (ROSS DRESS FOR LESS) EXPANSION INTO ADJACENT BUILDING \$700,000					
RV-18-11-3780	11/30/2018	2 MIRACLE MILE	REVISION TO PERMIT	ELECTRICAL REVISION (ADD DISCONNECT TO MANUAL TRANSFER SWITCH)	final	12/14/2018	12/14/2018	0.00	
RV-18-09-2532	09/14/2018	2 MIRACLE MILE	REVISION TO PERMIT	REVISION TO FIRE SPRINKLERS - FIRE SPRINKLER SYSTEM (ROSS DRESS FOR LESS) \$6,000	final	10/26/2018	10/26/2018	0.00	
UP-18-06-2914	06/04/2018	2 MIRACLE MILE	UPFRONT FEE - THIS IS NOT A PERMIT	INSTALL OF MANUAL TRANSFER SWITCH \$28,00	final	06/04/2018	06/04/2018	0.00	
EL-18-06-2913	06/04/2018	2 MIRACLE MILE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL***INSTALL OF 600 AMP MANUAL TRANSFER SWITCH WITH CAM LOCKS FOR PORTABLE EMERGENCY GENERATOR ONLY- \$28,000	final	06/07/2018	03/27/2019	0.00	
BL-18-05-4459	05/31/2018	2 MIRACLE MILE	BLDG PERMIT CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR TO BL-19-11-4188 *CHANGE OF CONTRACTOR FROM BL-15-05-4826 *** CONSULTANT REVIEW - JEM ***COMM INTERIOR /EXTERIOR ALTERATIONS- STOREFRONT, WINDOWS, RENOVATIONS TO FACADE (ROSS DRESS FOR LESS) EXPANSION INTO ADJACENT BUILDING \$700,000	canceled	07/06/2018	11/13/2019	0.00	
EX-18-04-3324	04/13/2018	2 MIRACLE MILE	PERMIT EXTENSION & RENEWAL	**PERMIT EXTENSION FOR ME-15-0-6-4442** DEMO ALL MECHANICAL DUCTWORK AND VENTILATION, AND INSTALL NEW. ADD 27 TONS (3 PACKAGE UNITS TO NEW PART OF STORE AND NEW VENTLATION.)	final	04/13/2018	04/13/2018	0.00	
EX-18-02-2057	02/08/2018	2 MIRACLE MILE	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-17-02-1124** NEW FLAT ROOF-FIRESTONE ROOFING SYSTEM W/ FIRESTONE 60MIL TPO ULTRA PLY	final	02/12/2018	02/12/2018	0.00	
PU-17-08-2173	08/22/2017	2 MIRACLE MILE	PUBLIC RECORDS SEARCH	REQUEST FOR DUPLICATE SET OF 1/2 SIZE CERTIFIED SET OF PLANS *** CONSULTANT REVIEW - JEM ***COMM INTERIOR /EXTERIOR ALTERATIONS- STOREFRONT, WINDOWS, RENOVATIONS TO FACADE (ROSS DRESS FOR LESS) EXPANSION INTO ADJACENT BUILDING \$700,000	final	08/22/2017	08/22/2017	0.00	

BL-17-08-1675	08/11/2017	2	AWNINGS / MIRACLE MILE	CANOPY	**PERMIT CANCELED/DISCARDED - SIGNATURES EXPIRED** NEW AWNINGS TO MATCH EXISTING (4)/ COLOR: BLUE @ ROSS FOR LESS \$4,000	canceled		10/24/2019	0.00
RV-17-07-1581	07/13/2017	2	MIRACLE MILE	REVISION TO PERMIT	*** CONSULTANT REVIEW - JEM ***COMM INTERIOR /EXTERIOR ALTERATIONS- STOREFRONT, WINDOWS, RENOVATIONS TO FACADE (ROSS DRESS FOR LESS) EXPANSION INTO ADJACENT BUILDING \$700,000	final	07/21/2017	07/21/2017	0.00
RV-17-06-2301	06/23/2017	2	MIRACLE MILE	REVISION TO PERMIT	REVISION TO FD-17-02- 1283	final	07/13/2017	07/13/2017	0.00
EL-17-05-1724	05/15/2017	2	MIRACLE MILE	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE CCTV: 1-3 VR, 6 CAMERAS, & 1 PVM (PUBLIC VIEWING MONITOR)	final	05/16/2017	05/22/2017	0.00
EL-17-05-1617	05/11/2017	2	MIRACLE MILE	ELEC LOW VOLTAGE SYSTEM	INSTALL DATA VOICE AND SPEAKERS \$1,000	final	05/12/2017	05/14/2018	0.00
AB-17-05-1536	05/10/2017	2	MIRACLE MILE	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* ROSS FOR LESS* NEW AWNINGS TO MATCH EXISTING (4)/ COLOR: BLUE \$40000	final	05/10/2017	04/19/2022	0.00
EL-17-04-2469	04/26/2017	2	MIRACLE MILE	ELEC COMMERCIAL / RESIDENTIAL WORK	BURGLAR ALARM \$15,870	final	04/28/2017	08/28/2017	0.00
SD-17-03-2097	03/17/2017	2	MIRACLE MILE	SHOP DRAWINGS	*** CANCELLED - WILL BE REPLACE AS PER CONTRACTOR - MICHAEL CARP	canceled		06/23/2021	0.00
RV-17-03-2096	03/17/2017	2	MIRACLE MILE	REVISION TO PERMIT	STRUCTURAL & MECHANICAL REVISION*** STRUC CONSULTANT REVIEW - JEM***	final	06/23/2017	06/23/2017	0.00
SD-17-02-1546	02/28/2017	2	MIRACLE MILE	SHOP DRAWINGS	***CANCELLED AS PER OWNER***** CONSULTANT REVIEW - JEM ***SHOP DRAWING (SHORING)	canceled		06/14/2022	0.00
EL-17-02-1302	02/24/2017	2	MIRACLE MILE	ELEC LOW VOLTAGE SYSTEM	LOW VOLT FOR FIRE ALARM	final	02/28/2017	07/24/2018	0.00
FD-17-02-1283	02/23/2017	2	MIRACLE MILE	FIRE ALARM SYSTEM	FIRE ALARM SYSTEM (ROSS DRESS FOR LESS)	final	02/28/2017	07/18/2018	150.00
BL-17-02-1124	02/21/2017	2	MIRACLE MILE	ROOF / LIGHT WEIGHT CONC	NEW FLAT ROOF- FIRESTONE ROOFING SYSTEM W/ FIRESTONE 60MIL TPO ULTRA PLY	stop work	02/28/2017		0.00
FD-17-02-0196	02/03/2017	2	MIRACLE MILE	FIRE SPRINKLER SYSTEM	FIRE SPRINKLER SYSTEM (ROSS DRESS FOR LESS) \$6,000	final	03/02/2017	06/12/2019	1050.00
FD-17-01-0915	01/23/2017	2	MIRACLE MILE	FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST - ROSS DRESS FOR LESS FLOW HYDRANT #17-46 @ 1 ANDALUSIA AVE (REAR OF ROSS) RESIDUAL 17-48 @ 43 ANDALUSIA AVE	final	01/24/2017	01/24/2017	0.00

CE-15-12-5995	12/29/2015	2	MIRACLE MILE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE 261618 / T55441	final	01/07/2016	01/07/2016	0.00
PL-15-06-4503	06/02/2015	2	MIRACLE MILE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS -CAP-OFF RESTROOM & CONDENSATE (ROSS DRESS FOR LESS)	final	03/27/2017	05/03/2017	0.00
ME-15-06-4442	06/01/2015	2	MIRACLE MILE	MECH COMMERCIAL / RESIDENTIAL WORK	DEMO ALL MECHANICAL DUCTWORK AND VENTILATION, AND INSTALL NEW. ADD 27 TONS (3 PACKAGE UNITS TO NEW PART OF STORE AND NEW VENTLATION.)	final	01/27/2017	05/30/2018	0.00
EL-15-05-5162	05/15/2015	2	MIRACLE MILE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR /EXTERIOR ALTERATIONS- STOREFRONT, WINDOWS, RENOVATIONS TO FACADE (ROSS DRESS FOR LESS) EXPANSION INTO ADJACENT BUILDING 170 LIGHT SOCKETS; 12 ROUGH IN OUTLETS; 4 COMMERCIAL OUTLETS; 75 KVA TRANSFORMER; 200 AMP SERVICE	final	02/28/2017	06/21/2018	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).

CODE CASES (14)

INSPECTIONS (32)

PERMITS (7)

Permit Number ↕	Permit Type	Permit Work CL...	Permit Status	Application Date	Expiration Date	Final Date	Description
BLDB-23-07-1826	FBC Building (Commercial)	Roofing	Finalized	07/07/2023	10/08/2024	04/11/2024	Commercial tile reroof for Ross(tile section of the roof only) 40 squares 6/12 pitch
PEXT-22-12-0040	Permit Extension/ Renewal	Building	Finalized	12/02/2022		02/14/2023	PERMIT EXTENSION FOR BL-19-11-4188
PRNW-23-06-0448	Permit Renewal	Building	Finalized	06/08/2023		06/15/2023	PRNW-23-06-0448 APPROVED FOR 30 DAYS TO FINALIZE- 6/12/2023 ***** REFER TO MASTER PERMIT NO. BL-19-11-4188 ****CHANGE OF CONTRACTOR FROM BL-18-05-4459***** CONSULTANT REVIEW - JEM ***COMM INTERIOR /EXTERIOR ALTERATIONS-STOREFRONT, WINDOWS, RENOVATIONS TO FACADE (ROSS DRESS FOR LESS) EXPANSION INTO ADJACENT BUILDING \$700,000****
PRNW-23-10-0736	Permit Renewal	Building	Approved/Pay Fees	10/11/2023			10/13/2023*****REFER TO MASTER PERMIT NO. BL-19-11-4188 ***CHANGE OF CONTRACTOR FROM BL-18-05-4459**COMM INTERIOR EXTERIOR ALTERATIONS-STOREFRONT, WINDOWS, RENOVATIONS TO FACADE (ROSS DRESS FOR LESS) EXPANSION INTO ADJACENT BUILDING \$700,000****PRNW-23-06-0448 APPROVED FOR 30 DAYS TO FINALIZE- 6/12/2023
PWKS-24-10-3052	Public Works Permit	Utilities	Denied	10/23/2024			COMCAST JOB No. JB0001953451 DBORE: Install 199' of 1-2" HDPE conduit.
RECT-25-02-0467	Building Recertification	Recertification	Submitted	02/25/2025			BUILDING RECERTIFICATION (YEAR BUILT 1994)
ZONC-23-02-0252	Zoning Commercial	Painting	Finalized	02/25/2023	10/09/2023	04/20/2023	Repair minor wall damage and paint. exterior walls as required by the city (case # NOVI -22-12-1659). (GRIFFIN SW 7026 SATIN FINISH(BASE ON COLUMNS) // SAND DUNE SW 6086 SATIN FINISH (TOP OF RED WALL- SOUTH EAST)



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/2/2023

VIA CERTIFIED MAIL

7021 1970 0000 4015 9590

NNN TRS INC
4440 ROSEWOOD DR
PLEASANTON, CA 94588

RE: 2 MIRACLE MILE
FOLIO # 341170060010
Process Number **TBD**

*****COURTESY 1-YEAR NOTICE*****

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1994. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2024**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy>5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only

City's Exhibit #4

be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and a \$600.00 administrative fee will be imposed at that time. 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.

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

VIA CERTIFIED MAIL

7021 2720 0001 4959 1509

NNN TRS INC
4440 ROSEWOOD DR
PLEASANTON, CA 94588

RE: 2 CORAL WAY
FOLIO # 03-4117-006-0010

Notice of Required Inspection For Recertification of Building
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1994. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(F), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy>5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energygovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energygovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energygovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and a \$600.00 administrative fee will be imposed at that time. 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.

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification. Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

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



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

5/10/2024

VIA CERTIFIED MAIL

7022 2410 0002 9144 6448

NNN TRS INC
4440 ROSEWOOD DR
PLEASANTON, CA. 94588

RE: 2 CORAL WAY
FOLIO # 03-4117-006-0010

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(F). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for 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 letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

Failure to submit the 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. A \$600.00 administrative fee will be imposed at that time. 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.



CITY OF CORAL GABLES

70119 1640 0001 2647 4699

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY

6/17/2024

CORAL GABLES, FL 33134
NNN TRS INC
4440 ROSEWOOD DR
PLEASANTON, CA 94588

RE: 2 CORAL WAY
FOLIO # 03-4108-003-0290
Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice dated 5/10/2024, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgozueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue 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. 25-8721
RECT-25-02-0467

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3952 32

NNN TRS, Inc.
4440 Rosewood Dr
Pleasanton, CA 94588-3050
Respondent.

NOTICE OF INTENT TO LIEN AND HEARING

Date: April 28, 2026

Re: 2 Coral Way, Coral Gables, FL 33134, Tract A, Coral Gables Crafts Sec-Pages Re- Plat of Port of Blk 4 Pb 51-32 And 03-4117-006-0010 (Property").

On February 26, 2026, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$4,250, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on May 11, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, 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 and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

City's Exhibit #5

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 Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

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

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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305- 722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

cc: NNN TRS, Inc., 450 S Orange Ave, Ste. 900, Orlando, FL 32801-3339
9589 0710 5270 1749 3952 49

NNN TRS, Inc., 2 Wisconsin Cir., Chevy Chase, MD 20815-7003
9589 0710 5270 1749 3952 56

NNN TRS, Inc, Corporate Creations Network Inc., 2405 York Rd, Ste. 201-C, Lutherville-Timonium, MD 21093-2252
9589 0710 5270 1749 3952 63

Ross Dress for Less, Inc., 5130 Hacienda Dr, Dublin, CA 94568-7562
9589 0710 5270 1749 3952 70

Ross Dress for Less, Inc, C/O CT Corporation System 1200 S. Pine Island Rd, Plantation, FL 33324-4413
9589 0710 5270 1749 3952 87



**CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting**

Title of Document Posted: Notice of Intent to Lien and Hearing

I, Brayan Seiva, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2 CORAL WAY, ON 4/30/2026 AT
2:04 PM.

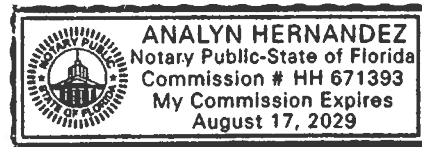
Brayan Seiva
Employee's Printed Name

BSeiva
Employee's Signature

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

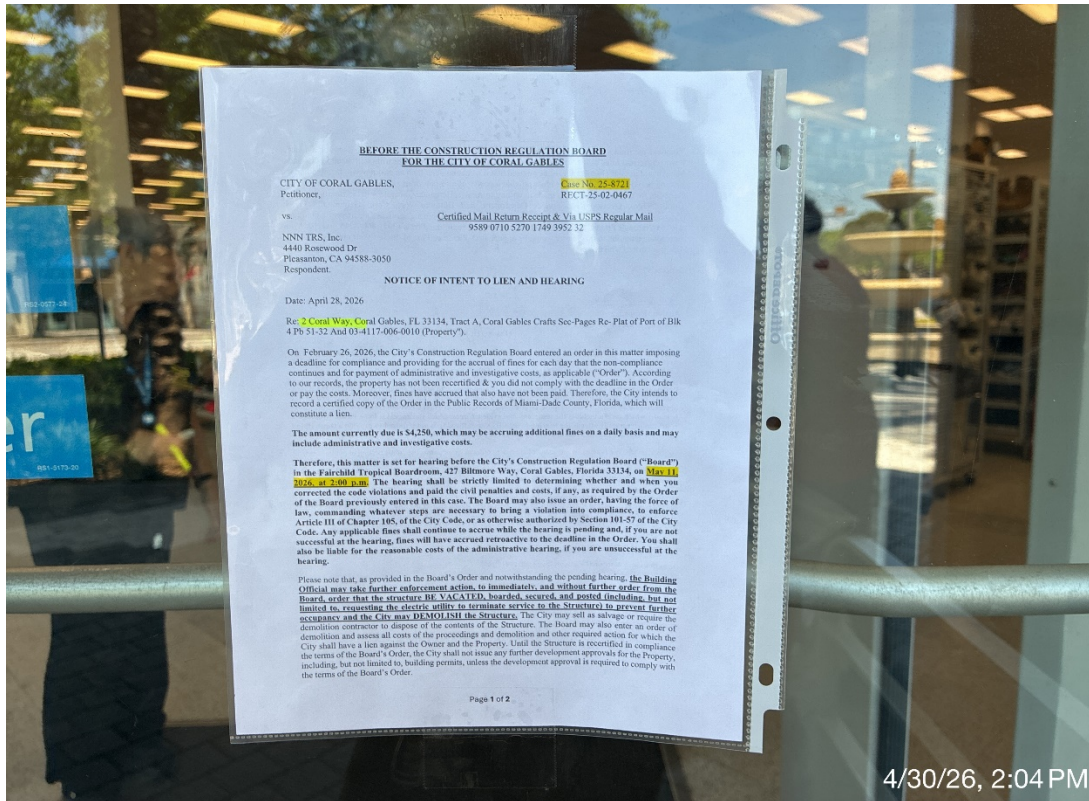
Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 1 day of May, in the year 2026, by
Brayan Seiva who is personally known to me.

My Commission Expires: Aug. 17, 2029



Analy Hernandez
Notary Public

City's Exhibit #6



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-071
RECT-25-02-0467

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9389 0710 5270 1749 3952 32

NNN TRS, Inc.
4440 Rosewood Dr.
Pleasanton, CA 94588-3050
Respondent.

NOTICE OF INTENT TO LIEN AND HEARING

Date: April 28, 2026

Re: **2 Coral Way, Coral Gables, FL 33134, Tract A, Coral Gables Crafts See-Pages Re-Plat of Port of Bk 4 Pp 51-52 And 03-4117-006-0010 (Property)**.

On February 26, 2026, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$4,250, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on **May 11, 2026, at 2:00 PM**. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 165, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure be VACATED, boarded, secured, and posted (including, but not limited to, restricting the electric, utility, to terminate service to the Structure) to prevent further occupancy and the City may DEMOLISH the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance with the terms of the Board's Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

Page 1 of 2

4/30/26, 2:04 PM



4/30/26, 2:05 PM

City's Exhibit #7





CFN 20090795073
 DR Bk 27071 Pgs 1132 - 1135 (4pgs)
 RECORDED 11/04/2009 08:42:19
 DEED DOC TAX 0.60
 SURTAX 0.45
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

**THIS INSTRUMENT WAS PREPARED
 BY AND SHOULD BE RETURNED TO:**

Christopher P. Tessitore, Esquire
 National Retail Properties, Inc.
 450 S. Orange Avenue, Suite 900
 Orlando, Florida 32801

WARRANTY DEED

Conveyance of realty without consideration

KNOW ALL MEN BY THESE PRESENTS:

THAT NATIONAL RETAIL PROPERTIES, LP, a Delaware limited partnership, whose mailing address is 450 S. Orange Avenue, Suite 900, Orlando, Florida 32801, hereinafter referred to as Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by NNN TRS, INC., a Maryland corporation, whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801, hereinafter referred to as Grantee, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Dade County, Florida, more particularly described on Exhibit A attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, any and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "Property");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on Exhibit B attached hereto and made a part hereof by this reference for all purposes;

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject however, to those matters described on Exhibit B hereto.

Ross, Coral Gables, FL

City's Exhibit #8

EXECUTED and effective as of this 1st day of September, 2009.

Signed, sealed and delivered

In the presence of:

Name: *Debra L. Dabrowski*
Print Name: Debra L. Dabrowski

Name: *M. Kostka*
Print Name: M. KOSTKA

NATIONAL RETAIL PROPERTIES, LP, ^g
a Delaware limited partnership

By: NNN GP Corp., a Delaware corporation,
as general partner

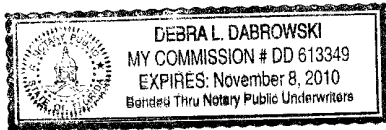
By: *Christopher P. Tessitore*
Name: Christopher P. Tessitore
Its: Executive Vice President

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 8th day of October, 2009
by Christopher P. Tessitore, as Executive Vice President of NNN GP Corp., a Delaware
corporation, general partner of NATIONAL RETAIL PROPERTIES, LP, a Delaware limited
partnership, on behalf of the partnership. He is personally known to me.

Debra L. Dabrowski
Printed Name: Debra L. Dabrowski
Notary Public, State of Florida



(NOTARY SEAL)

~~Pantry (Lil Champ) Jacksonville, FL~~

~~4830 3228 4420.1~~

EXHIBIT A

Legal Description

Tract A, of Page's Replat of a Portion of Block 4 Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 51, Page 32 of the Public Records of Dade County, Florida.

Ross, Coral Gables, FL

EXHIBIT B

Exceptions to Title

1. 2009 Real Estate Taxes, a lien which is not yet due and payable.
2. Public Utility Easement over the rear five (5) feet of captioned property and a three (3) foot strip along the side lines thereof, when necessary to gain access to said five (5) foot strip, as set forth in Warranty Deed(s) recorded in Deed Book 1035, Page 442; Deed Book 1304, Page 9; Deed Book 1314, Page 43; and Deed Book 2502, Page 345; said easement being the subject of instruments filed in Deed Book 939, Page 435; Deed Book 939, Page 443; Deed Book 839, Page 106; Deed Book 506, Page 37; Deed Book 1004, Page 496, and Deed Book 1004, Page 499.
3. Application and acceptance of Conditional Building Permit and Estoppel Notice recorded in O.R. Book 16403, Page 2881.
4. Terms and conditions of the Agreement for Water Utilities between Metropolitan Dade County, Florida and L. Luria & Son, Inc., a Florida corporation recorded in O.R. Book 16510, Page 4329.
5. Declaration of Restrictive Covenant recorded in O.R. Book 16574, Page 775.
6. Declaration of Restrictive Covenants recorded in O.R. Book 16874, Page 2183.
7. All of the terms and provisions set forth and contained in that certain Lease between Commercial Net Lease Realty, Inc., a Maryland corporation, now known as National Retail Properties, Inc., a Maryland corporation, Lessor, and Ross Florida Dress for Less, L.C., a Florida limited company, Lessee, a memorandum of which is recorded in O.R. Book 18337, Page 1489; as assigned by Commercial Net Lease Realty, Inc., now known as National Retail Properties, Inc., a Maryland corporation, to Alan Real Estate Florida I LLC, by that certain Assignment and Assumption of Lease which is recorded in O.R. Book 22504, Page 3110; as further assigned from Alan Real Estate Florida I LLC to Commercial Net Lease Realty, Inc., now known as National Retail Properties, Inc., a Maryland corporation, by that certain Re-Assignment and Assumption of Lease which is recorded in O.R. Book 22504, Page 3117.
8. Dedication, vacation, reservation, easements and restrictions as contained in the Plat of Coral Gables, recorded in Plat Book 51, Page 32 of the Public Records of Miami-Dade County, Florida.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation

NNN TRS, INC.

Filing Information

Document Number	F00000005830
FEI/EIN Number	59-3672603
Date Filed	10/18/2000
State	MD
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	10/05/2006
Event Effective Date	NONE

Principal Address

450 S. ORANGE AVENUE
SUITE 900
ORLANDO, FL 32801

Changed: 04/26/2012

Mailing Address

450 S. ORANGE AVENUE
SUITE 900
ORLANDO, FL 32801

Changed: 04/26/2012

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Name Changed: 07/11/2017

Address Changed: 03/25/2020

Officer/Director Detail

Name & Address

Title EVP, TREAS. ASST. SEC.

CHAO, VINCENT H.
 450 S. ORANGE AVE., SUITE 900
 ORLANDO, FL 32801

Title DIRECTOR, CEO, PRESIDENT

HORN, STEPHEN A., Jr.
 450 S. ORANGE AVENUE
 SUITE 900
 ORLANDO, FL 32801

Title EVP, SEC

STEFFENS, GINA M.
 450 S. ORANGE AVENUE
 SUITE 900
 ORLANDO, FL 32801

Title SVP

Iannone, Michael D
 450 S. ORANGE AVENUE
 SUITE 900
 ORLANDO, FL 32801

Title EVP

Miller, Michelle L
 450 S. ORANGE AVENUE
 SUITE 900
 ORLANDO, FL 32801

Title EVP

ADAMO, JONATHAN A.
 450 S. ORANGE AVENUE
 SUITE 900
 ORLANDO, FL 32801

Annual Reports

Report Year	Filed Date
2023	03/29/2023
2024	04/02/2024

2025

04/09/2025

Document Images

04/09/2025 -- ANNUAL REPORT	View image in PDF format
04/02/2024 -- ANNUAL REPORT	View image in PDF format
03/29/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
04/08/2019 -- ANNUAL REPORT	View image in PDF format
04/06/2018 -- ANNUAL REPORT	View image in PDF format
07/11/2017 -- Reg. Agent Change	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/13/2011 -- ANNUAL REPORT	View image in PDF format
03/24/2010 -- ANNUAL REPORT	View image in PDF format
02/24/2009 -- ANNUAL REPORT	View image in PDF format
04/25/2008 -- ANNUAL REPORT	View image in PDF format
04/25/2007 -- ANNUAL REPORT	View image in PDF format
10/05/2006 -- Name Change	View image in PDF format
04/05/2006 -- ANNUAL REPORT	View image in PDF format
04/20/2005 -- ANNUAL REPORT	View image in PDF format
04/04/2004 -- ANNUAL REPORT	View image in PDF format
03/13/2003 -- ANNUAL REPORT	View image in PDF format
01/22/2002 -- ANNUAL REPORT	View image in PDF format
03/02/2001 -- ANNUAL REPORT	View image in PDF format
10/18/2000 -- Foreign Profit	View image in PDF format

RECORDING REQUESTED BY

Ross Stores, Inc.

AND WHEN RECORDED MAIL TO:

Bartko, Zankel, Tarrant & Miller
900 Front Street, Suite 300
San Francisco, CA 94111
Attn: Theani C. Louskos, Esq.

OFF
REC. | 8337 PG | 489

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

MEMORANDUM OF LEASE

1. This Memorandum of Lease is effective upon recordation and is entered into by and between COMMERCIAL NET LEASE REALTY INC., a Maryland corporation ("Landlord") having its principal place of business at 455 South Orange Avenue, Orlando, Florida 32801 and ROSS FLORIDA DRESS FOR LESS, L.C., a Florida limited company, ("Tenant") having its principal place of business at c/o ROSS STORES, INC., 8333 Central Avenue, Newark, CA 94560, who agree as follows:

2. By written lease (the "Lease"), Landlord leases to Tenant and Tenant hires from Landlord the real property located in Coral Gables, County of Dade, State of Florida, described in Exhibit A hereto, for a term of approximately ten (10) years (the "Initial Term") which term is subject to extension by Tenant for three (3) additional periods of five (5) years each. The Exhibit A lands are sometimes herein referred to as the "Property."

3. Possession. Landlord has delivered possession of the Property to Tenant and Tenant has accepted delivery and taken possession of the Property from Landlord in the "as is" condition of the Property on the Delivery Date (subject to Landlord's repair and maintenance obligations under the Lease).

4. Liens on Landlord's Interest Prohibited. By the terms of the Lease, Landlord's interest in the Property may not be subjected to liens of any nature by reason of Tenant's construction, alteration, repair, restoration, replacement or reconstruction of any improvements on or in the Property, including those arising in connection with or as an incident to the renovation of the improvements located on the Property, or by reason of any other act or omission of Tenant (or of any person claiming by, through or under tenant) including, but not limited to, mechanic's and materialmen's liens. Accordingly, all persons dealing with Tenant are hereby placed on notice that such persons shall not look to Landlord or to Landlord's credit or assets (including Landlord's interest in the Property) for payment or satisfaction of any obligations incurred in connection with the construction, alteration, repair, restoration, renovation, replacement or reconstruction thereof by or on behalf of Tenant.

Tenant has no power, right or authority to subject Landlord's interest in the Property to any mechanic's or materialmen's lien or claim of lien.

5. The provisions of the Lease are incorporated into this Memorandum of Lease by reference.

6. This Memorandum of Lease is prepared for the purpose of constructive notice and in no way modifies the provisions of the Lease.

Contents of Memorandum of Lease:

Paragraphs 1-6;
Exhibit A - Legal Description of Property.

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Memorandum of Lease on this 30th day of October, 1998.

LANDLORD:
COMMERCIAL NET LEASE
REALTY, INC., a Maryland
corporation

TENANT:
ROSS FLORIDA DRESS FOR LESS, L.C.,
a Florida limited company

By: [Signature]
Its: _____

By: Ross Stores, Inc.,
Its Managing Member [Signature]

By: _____
Its: _____

By: [Signature]
Melvin A. Wilmore
Its President and Chief Operating Officer

By: [Signature]
James S. Fassio
Its Senior Vice President Property Development

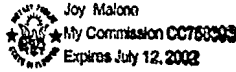
[Signature]

State of Florida)
County of Orange) ss.

On October 21, 1998 before me, Joy Malone, a Notary Public, personally appeared Gary Ralston, personally known to me or proved to me, on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Joy Malone
Notary Public



State of CALIFORNIA)
County of ALAMEDA) ss.

On 10-30-98 before me, SUZAN M. BOWERMAN, a Notary Public, personally appeared MELVIN A. WILLIAMS AND VICTOR FASSIO, personally known to me or proved to me, on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Suzan M. Bowerman
Notary Public

[Handwritten mark]

EXHIBIT A

LEGAL DESCRIPTION

Tract "A" of Pages Re-Plat of a portion of Block 4 of CORAL GABLES CRAFT SECTION,
according to the Plat thereof as recorded in Plat 51 at Page 32, Dade County Florida.

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

91836
August 5, 1998



RECORDING REQUESTED BY

Ross Dress For Less, Inc.

PREPARED BY AND WHEN RECORDED MAIL TO:

Bartko, Zankel, Bunzel & Miller
One Embarcadero Center, Suite 800
San Francisco, CA 94111
Attn.: Theani C. Louskos, Esq.
Telephone: (415) 956-1900

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

EASEMENT AND OPERATING AGREEMENT

Folio: 03-4117-005-0880, and 03-4117-006-0010.

This Easement and Operating Agreement ("Agreement") is made as of the 9 day of April, 2015 by and between Miracle Real Estate, Ltd., a Florida limited partnership ("Miracle"), and NNN TRS, Inc., a Maryland corporation ("NNN"), collectively referred to herein as the "Owners."

RECITALS

A. Miracle is the lawful owner in fee simple of the real property lying and situated in Miami Dade County, Florida, and more particularly described in Exhibit A attached hereto, commonly known as 16 Miracle Mile, Coral Gables, Florida (the "Miracle Property").

B. NNN is the lawful owner in fee simple of the real property lying and situated in Miami Dade County, Florida, and more particularly described in Exhibit B attached hereto, commonly known as 2 Miracle Mile, Coral Gables, Florida (the "NNN Property").

C. The Miracle Property adjoins the NNN Property. The Miracle Property and the NNN Property shall be collectively referred to herein as the "Property."

D. Portions of both the Miracle Property and the NNN Property are currently leased to Ross Dress for Less, Inc., a Virginia corporation, as tenant ("Tenant") pursuant to separate lease agreements – one lease between Miracle as Landlord and Tenant ("Miracle Lease") and one lease between NNN as Landlord and Tenant ("NNN Lease"). The two leases are collectively referred to herein as the "Leases."

E. Tenant desires to expand its operations from the NNN Property into the Miracle Property.

F. Miracle and NNN have entered into a Declaration of Restrictive Covenants in Lieu of Unity of Title (the "Declaration") which shall be recorded in the public records of Miami-Dade County, Florida, wherein the Owners have agreed to enter into this Agreement in connection with the Property.

G. Miracle and NNN agree to grant each other the easements set forth in this Agreement, subject to the conditions, limitations, and restrictions contained in this Agreement and the Declaration.

H. Tenant has joined in the execution of this Agreement to confirm its understanding of its terms and conditions and to further confirm its obligations and responsibilities in connection therewith.

NOW, THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the parties hereby agree and covenant, for themselves, their heirs, successors and assigns, as follows:

AGREEMENT

1. Easements Between Miracle Property and NNN Property. Miracle and NNN do hereby grant the Tenant and its invitees a limited easement upon each Owner's respective Property in favor of the other Owner's Property for:

(a) Ingress to and egress from the Miracle Property to the NNN Property and vice versa.

(b) The installation, use, maintenance, repair, replacement and removal of common construction and improvements consisting of (i) certain penetrations to the walls between the Miracle Property and the NNN Property; (ii) installation of certain utility conduit and wires; and (iii) installation of a sprinkler line from the fire riser pursuant to the Floor Plan and Elevation prepared and approved by Tenant attached hereto as Exhibit C ("Floor Plan and Elevation") and in compliance with applicable governmental requirements.

(c) The abutment of the buildings located on the Miracle Property and on the NNN Property pursuant to the Floor Plan and Elevation attached hereto as Exhibit C.

(d) Building overhangs, other overhangs and projections encroaching upon each Property from the adjoining Property such as, by way of example, marquees, canopies, lights, lighting devices, awnings, wing walls, and the like, not in violation of any covenants, restrictions, provisions or prohibitions of either Lease or regulatory ordinances, provided Tenant obtains the prior written consent of both Owners, which consent shall not be unreasonably withheld.

2. Prohibition of Improvements in Easement Areas. Except for existing structures, the Owners will not build any structure on the Property unless such structure does not materially interfere with the rights herein granted.

3. Rights and Obligations of Tenant. Tenant shall have the right to share the ingress and egress set forth in Paragraph 1(a) above with its invitees, guests and patrons provided, however, that nothing contained herein shall be deemed to be a dedication, conveyance or grant to the public in general, nor to any persons or entities except as expressly set forth herein. Tenant shall indemnify, defend and hold harmless, Miracle and NNN, respectively, from all claims, demands and liabilities, including reasonable attorneys' fees and expenses, arising out of Tenant's installation of the common construction and improvements described in Section 1(b). The installation of such common construction and improvements described in Section 1(b) shall be performed by Tenant at Tenant's sole cost and expense. Tenant shall be responsible for any fees or costs in connection with the recordation of this Agreement and for any fees charged by the City of Coral Gables in connection with the review of this Agreement and/or the review of the Floor Plan and Elevation. Tenant's installation, use, maintenance, repair, replacement and removal of such common construction and improvements described in Section 1(b) shall be subject to the terms of the Miracle Lease and the NNN Lease, respectively. Tenant shall maintain the liability insurance required pursuant to the terms of the Miracle Lease and the NNN Lease, respectively, naming each Owner as an additional insured as its interest may appear, as required by the Miracle Lease and the NNN Lease, respectively.

4. Severability. If any provision of this Agreement shall be invalid or shall be determined to be void by any court of competent jurisdiction, then such provisions or determinations shall not affect any other provisions of this Agreement, all of which other provisions shall remain in full force and effect. It is the intention of the Owners that if any provisions or this Agreement is capable of two constructions, one of which would render the provision void and the other in which would render the provision valid, then the provisions shall have the meaning which renders it valid.

5. Attorneys' Fees. In the event of any litigation in connection with this Agreement, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.

6. Remedies. Enforcement hereof shall be by action at law or in equity against any persons or entities violating or attempting to violate any covenants set forth herein, either to restrain the violation or to recover damages. To the maximum extent permitted by law, the parties hereby knowingly, voluntarily and intentionally waive the right either of them or their heirs, personal

representatives, successors or assigns may have to a trial by jury in respect to any litigation arising out of, under or in connection with this Agreement or any agreement contemplated to be executed in conjunction herewith, or any course of conduct, course of dealing, statements (whether verbal or written) or actions of any party in connection with this Agreement.

7. Headings. The headings set forth herein are merely for convenience and shall not be deemed to in any way expand or limit the interpretation of the provisions of this Agreement.

8. Term. This Agreement shall continue to be in full force and effect until such time as the then Owners will agree in writing to extend, modify, abridge or terminate the rights, interests and obligations herein created, provided that such extension, modification, abridgement or termination shall be subject to the prior written consent of Tenant, except that this Agreement shall automatically terminate upon the expiration or early termination of either of the Leases without the necessity of further action by any of the parties hereto, including the City of Coral Gables. Upon the termination of either of the Leases, Tenant shall restore the Miracle Property in accordance with the terms and conditions of the Miracle Lease and restore the NNN Property in accordance with the terms and conditions of the NNN Lease.

9. Covenant of Further Assurances. From time to time, at the request of the City of Coral Gables, without further consideration, both parties agree to execute and deliver any and all other reasonable instruments which may be reasonably required for the sole and specific purpose of effectuating the terms and conditions of this Agreement without altering or amending the original intent of this Agreement or expanding its scope.

10. Covenants Running with the Land. The easements hereby granted, the restrictions hereby imposed, and the agreements herein contained shall be easements, restrictions and covenants running with the land and shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of the respective Property and all persons claiming under them.

11. City Approval. This Agreement shall not be modified or amended without the prior written approval of the Office of the City Attorney of the City of Coral Gables, which approval shall not be unreasonably withheld, conditioned or delayed.

12. Release of Easements. The easements hereby granted shall be automatically released upon the expiration or early termination of either of the Leases and the restoration of the Property to its condition prior to the execution of this Agreement as provided in Paragraph 9 above, whichever shall occur first. The City of Coral Gables, at no cost to the Owners, will record a termination of this Agreement within ten (10) days of the date that it receives notice from either Owner that its Lease has expired or been earlier terminated and agrees to expeditiously execute and record any other document reasonably required by either Owner to effect this termination.

13. Recitals. The above recitals are true and correct and are adopted by the Owners and are incorporated as part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

Signed, witnessed and delivered in the presence of:

OWNERS:

MIRACLE REAL ESTATE, LTD.,
a Florida limited partnership

Witness: [Signature]
Print Name: Mary Montero
Witness: [Signature]
Print Name: BRANM E SCULR

By: [Signature]
Name: By: Coral Way Mirage Holdings, Inc.
Its: By: Shaul Rikman, President

NNN TRS, INC.,
a Maryland corporation

Witness: [Signature]
Print Name: Debra Dabrowski
Witness: [Signature]
Print Name: Ivette Cordero

By: [Signature]
Name: Paul E. Bayer
Its: Executive Vice President

TENANT:

ROSS DRESS FOR LESS, INC.,
a Virginia corporation

Witness: [Signature]
Print Name: Sandra Powers
Witness: [Signature]
Print Name: JACQUELINE GEE

By: [Signature]
Name: James Fassio
Its: President and Chief Development Officer

Witness: [Signature]
Print Name: Sandra Powers
Witness: [Signature]
Print Name: JACQUELINE GEE

By: [Signature]
Name: Gregg McGillis
Its: Senior Vice President, Property Development

[ADDITIONAL SIGNATURE BLOCKS ON FOLLOWING PAGE]

CITY OF CORAL GABLES,
a municipal corporation

Witness: [Signature]
Print Name: Carol Paramore
Witness: [Signature]
Print Name: Briette M. Chen

By: [Signature]
Name: Miriam S. Ramos
Title: City Attorney
Deputy

The undersigned Lender hereby consents to the foregoing:

SEE ATTACHED

LENDER SIGNATURE PAGE
TO
EASEMENT AND OPERATING AGREEMENT

LENDER:

Minnesota Life Insurance Company,
a Minnesota corporation

WITNESSES:

Kirstin N. Bork
Printed: KIRSTIN N. BORK

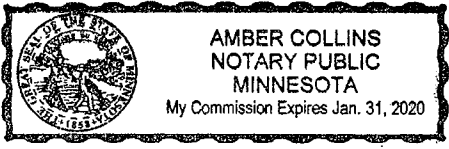
Tan Do
Printed: Tan Do

^{gwd} By: *[Signature]*
(Signature), Title
Craig M. Stapleton
Second Vice President
(Printed), Title

STATE OF MINNESOTA)
) SS:
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this 1st day of March 2015, by Craig M. Stapleton, the Second Vice President of Minnesota Life Insurance Company, a Minnesota corporation, on behalf of the corporation.

Amber Collins
Notary Public



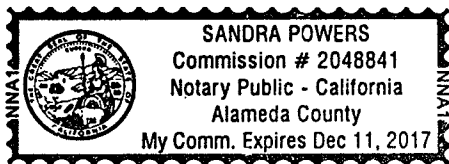
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Alameda)

On February 24, 2015 before me, Sandra Powers,
a Notary Public, personally appeared James Fassio and Gregg McGillis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

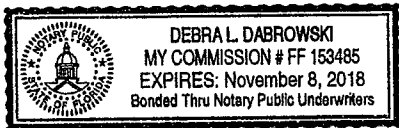


Sandra Powers
Notary Public

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 25th day of March, 2015 by Paul E. Bayer as Executive Vice President of NNN TRS, INC., a Maryland corporation, on behalf of the corporation. He is personally known to me.



Notary Public - State of Florida

Debra Dabrowski

Print Name: Debra Dabrowski

Commission Number:

Commission Expires:

(NOTARY SEAL)

State of Florida)
County of Broward)

On March 2, 2015 before me, Mary Montero, a Notary Public, personally appeared Shaul Rikman, personally known to me or who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



MARY MONTERO
MY COMMISSION # FF 176386
EXPIRES: November 16, 2018
Bonded Thru Budget Notary Services

[Signature]
Notary Public

State of Florida)
County of Miami-Dade)

On April 9, 2015 before me, Miriam Ramos, a Notary Public, personally appeared before me, personally known to me or who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



KIMBERLY V. GROOME
MY COMMISSION # EE 174852
EXPIRES: March 1, 2016
Bonded Thru Budget Notary Services

[Signature]
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF MIRACLE PROPERTY

Lots 18, 19 & 20, Block 4, CORAL GABLES CRAFTS SECTION, according to map or plat thereof as recorded in Plat Book 10, at Page 40, of the Public Records of MIAMI-DADE County, Florida and:

Commence at the Northwest corner of Lot 20, in Block 4, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at page 40, of the Public Records of MIAMI-DADE County, Florida, thence East 21.75 feet along the North line of said Lot 20 to the Point of Beginning; thence run East along the prolongation East of the North line of said Lot 20 for a distance of 3.25 feet to a point on the prolongation North of the East line of said Lot 20; thence South along the prolongation North of the East line of said Lot 20 for a distance of 3.21 feet to a point; thence run Northwesterly along the Northwesterly line of said Lot 20 for a distance of 4.51 feet to the point of beginning.

EXHIBIT B

LEGAL DESCRIPTION OF NNN PROPERTY

Tract "A" of Pages Re-Plat of a portion of Block 4 of CORAL GABLES CRAFT SECTION,
according to the Plat thereof as recorded in Plat 51 at Page 32, Dade County, Florida.

EXHIBIT C

FLOOR PLAN AND ELEVATION

[SEE ATTACHED]

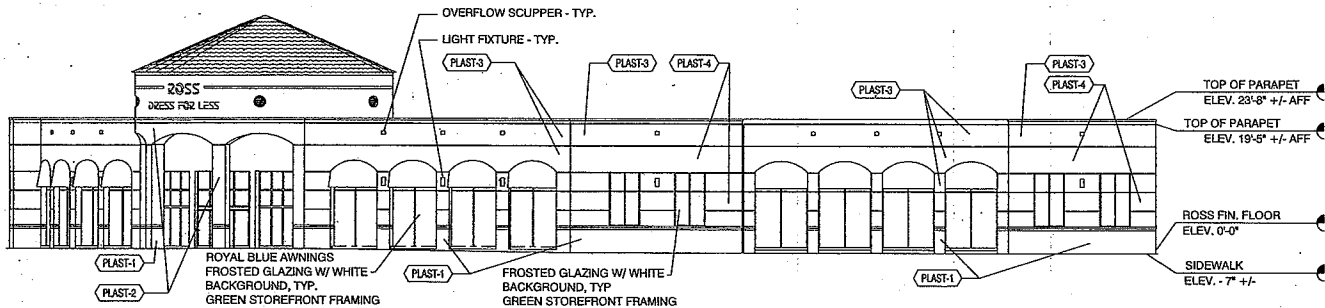
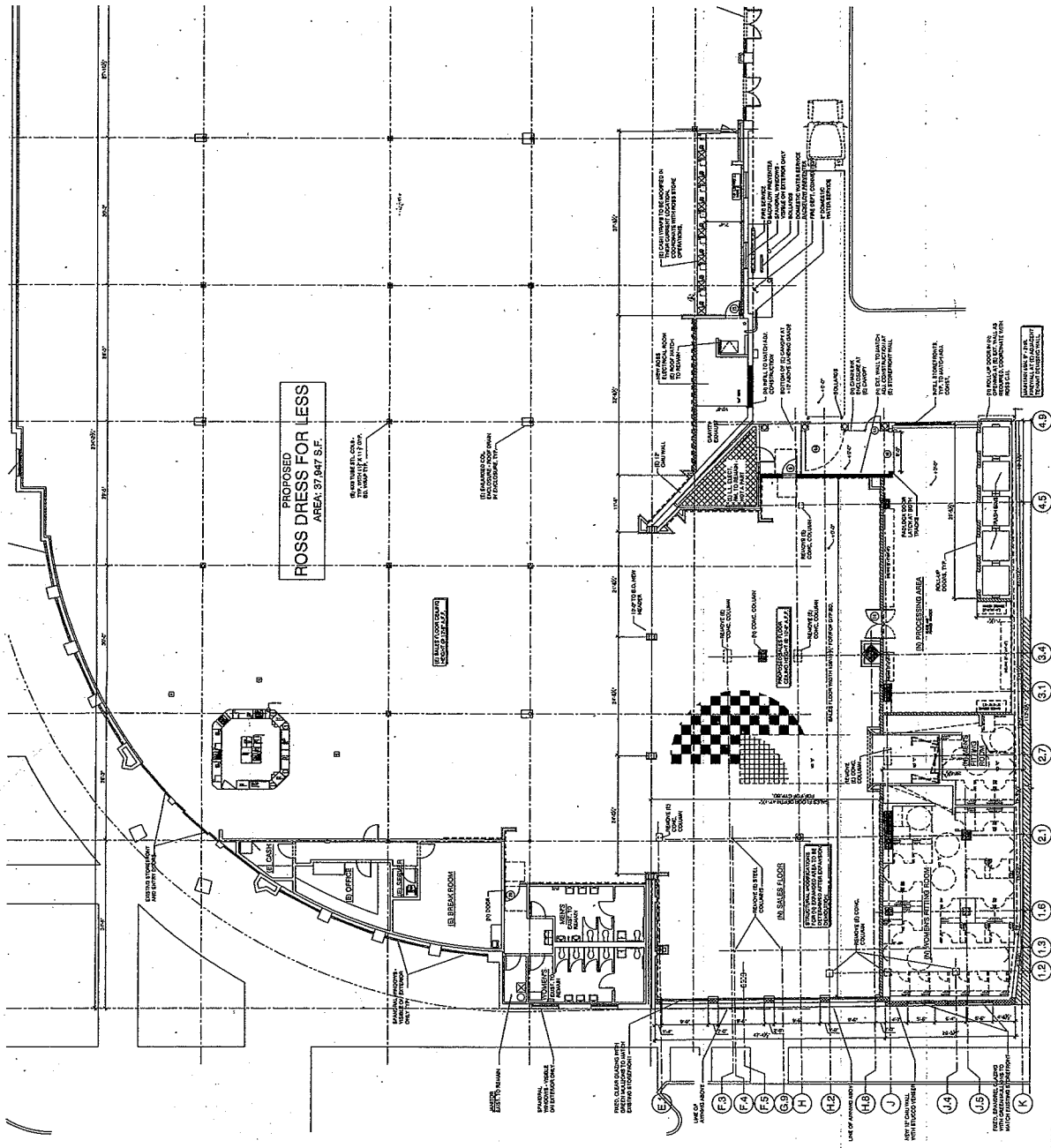


EXHIBIT C

Page 2 of 2

[PAGE 2 OF 2 OF THE FLOOR PLAN AND ELEVATION ATTACHED TO THE ORIGINAL EASEMENT AND OPERATING AGREEMENT IS AT THE OFFICES OF THE PARTIES TO THE EASEMENT AND OPERATING AGREEMENT]



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation
ROSS DRESS FOR LESS INC.

Cross Reference Name

ROSS DRESS FOR LESS, INC.

Filing Information

Document Number	F04000002485
FEI/EIN Number	20-0594333
Date Filed	03/16/2004
State	VA
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	03/14/2007
Event Effective Date	NONE

Principal Address

5130 Hacienda Drive
Dublin, CA 94568

Changed: 04/24/2014

Mailing Address

5130 Hacienda Drive
Dublin, CA 94568

Changed: 04/24/2014

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title President, Director

HARTSHORN, MICHAEL
 5130 Hacienda Drive
 Dublin, CA 94568

Title Secretary

Jew, Ken
 5130 Hacienda Drive
 Dublin, CA 94568

Title VP

LIETZ, RICHARD G
 5130 Hacienda Drive
 Dublin, CA 94568

Title CFO/Treasurer

ORVOS, ADAM
 5130 Hacienda Drive
 Dublin, CA 94568

Title VP

DUNPHY, STEPHEN
 5130 Hacienda Drive
 Dublin, CA 94568

Annual Reports

Report Year	Filed Date
2023	04/12/2023
2024	04/10/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
04/10/2024 -- ANNUAL REPORT	View image in PDF format
04/12/2023 -- ANNUAL REPORT	View image in PDF format
04/27/2022 -- ANNUAL REPORT	View image in PDF format
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04/16/2019 -- ANNUAL REPORT	View image in PDF format
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04/26/2017 -- ANNUAL REPORT	View image in PDF format


04/25/2016 -- ANNUAL REPORT	View image in PDF format
02/26/2015 -- ANNUAL REPORT	View image in PDF format
04/24/2014 -- ANNUAL REPORT	View image in PDF format
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04/21/2009 -- ANNUAL REPORT	View image in PDF format
03/21/2008 -- ANNUAL REPORT	View image in PDF format
03/16/2007 -- ANNUAL REPORT	View image in PDF format
03/14/2007 -- Name Change	View image in PDF format
07/03/2006 -- REINSTATEMENT	View image in PDF format
03/16/2004 -- Foreign Profit	View image in PDF format


Florida Department of State, Division of Corporations

NNN TRS, INC.: D05919329

Department ID Number: D05919329

Business Name: NNN TRS, INC.

Principal Office:  2405 YORK ROAD
SUITE 201-C
LUTHERVILLE-TIMONIUM MD 21093

Resident Agent:  CORPORATE CREATIONS NETWORK INC.
2405 YORK ROAD
SUITE 201-C
LUTHERVILLE-TIMONIUM MD 21093

Status: INCORPORATED

Good Standing: THIS BUSINESS IS IN GOOD STANDING

Business Type: CORPORATION

Business Code: 03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration: 08/03/2000

State of Formation: MD

Stock Status: STOCK

Close Status: NO



CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS STANDARDS IN CHAPTER 8C-6 OF THE CODE OF MIAMI-DADE COUNTY

Case No. _____

Folio No. _____

Property Address: _____

Bldg. No. _____, Sq. Footage: _____

Building Description: _____

I am a Florida registered professional engineer / architect with an active license.

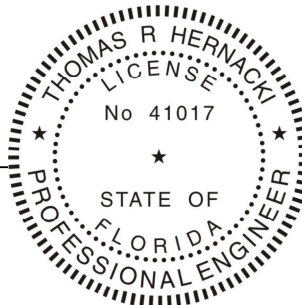
On _____, 20____, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

The parking lot(s) is not adjacent to or abutting a canal, lake, or other body of water.
The subject property has NO PARKING LOT. All parking is either on street or adjacent commercial parking lots.

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 Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.

Signature and Seal of Architect or Engineer



Print Name

Date

City's Exhibit #9



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

CASE REFERENCE NUMBER:

25-8721 -or- RECT-25-03-0477

JURISDICTION NAME:

Coral Gables

LICENSEE NAME: Thomas R Hernacki

TITLE: Senior Engineer

ADDRESS: 1748 33rd Street
 Orlando, Florida 32839

SIGNATURE:



***Use separate sheets for additional responses by referencing the report number.**

1. DESCRIPTION OF BUILDING

a. Name on Title: NNN TRS Inc.

b. Building Street Address: 2 Coral Way, Coral Gables, Florida 33134

Bldg. #: -

c. Legal Description: Tract A, Coral Gables Crafts Sec-Pages Re-Plat of Prot of Blk 4 PB 51

Attached:

d. Owner's Name: NNN TRS Inc

e. Owner's Mailing Address: 450 S Orange Ave, Suite 900, Orlando, Florida 32801

f. Folio Number of Property on which Building is Located: 03-4117-006-0010

g. Building Code Occupancy Classification: Mercantile - Retail

h. Present Use: Ross Dress for Less Retail Store

i. General Description of building (overall description, structural systems, special features):

Perimeter concrete footing and columns pads, reinforced CMU exterior walls with concrete tie beams, steel columns, bar joist girder joist roof structure with metal pan. 1-story structure with roof at 20 feet above finish floor. Two decorative roof top structures (silo and gable roof) over entrances.

j. Number of Stories: 1

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached:

m. Additional Comments:

No additions but this property was connected in 2016 to store space to the west by CG permit BL-15-05-4826.

2. INSPECTIONS	
a. Date of Notice of Required Inspection:	02/28/2025
b. Date(s) of actual inspection:	03/07/2025 & 03/17/2025
c. Name and qualifications of licensee submitting report:	Thomas R Hernacki PE41017
d. Are Any Electrical Repairs Required? (YES/NO):	No
1. If required, describe, and indicate acceptance:	Not Applicable - None
e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO):	Yes
1. Explanation/Conditions:	Building is safe for occupancy and operation. No repairs required.

3. ELECTRICAL SERVICE		PROVIDE PHOTO		
a. Size:	Voltage (480 _Y)	Amperage (600)	Type: Fuses (600)	Breakers (-)
b. Phase:	Three-Phase (<input checked="" type="radio"/>)	Single Phase (<input type="radio"/>)		
c. Condition:	Good (<input checked="" type="radio"/>)	Fair (<input type="radio"/>)	Needs Repair (<input type="radio"/>)	
Comments:	600 Amp Service Disconnect on outside of building on west elevation that feeds the MDP on interior side of wall in the dedicated electrical room for the store.			

4. METERING EQUIPMENT		PROVIDE PHOTO	
1. Clearances:	Good (<input checked="" type="radio"/>)	Fair (<input type="radio"/>)	Needs Correction (<input type="radio"/>)
Comments:	Located on service alley on west elevation of building. Disconnect panel replaced in 2016 with store renovation.		

5. ELECTRIC ROOMS				PROVIDE PHOTO
1. Clearances:	Good (●)	Fair (○)	Needs Correction (○)	
Comments:				
Electrical was updated in 2016 with store renovation. The Square D MDP is original to the store. Remaining LDP new to the 2016 renovation.				

6. GUTTERS				PROVIDE PHOTO
1. Location:	Good (●)	Needs Repair (○)		
2. Taps and Fill:	Good (●)	Needs Repair (○)		
Comments:				
No issues observed between MDP and various LDP.				

7. ELECTRICAL PANELS				PROVIDE PHOTO
1. Panel # (HA)	Location: Electrical room - Powered by MDP 480Y277 Volt 3 Phase 4 Wire 225 Amps Mfg 2017			
	Good (●)	Needs Repair (○)		
2. Panel # (AC)	Location: Electrical room - Powered by MDP 480Y277 Volt 3 Phase 4 Wire 400 Amps Mfg 2014			
	Good (●)	Needs Repair (○)		
3. Panel # (LA)	Location: Electrical room - Powered by MDP to Transformer to panel 208Y120 Volt 3 Phase 4 Wire 200 Amps Mfg 2017			
	Good (●)	Needs Repair (○)		
4. Panel # (LB)	Location: Electrical room - Powered by LA CB 38, 40, 42 208Y120 Volts 3 Phase 4 Wire 200 Amps Mfg 2017			
	Good (●)	Needs Repair (○)		
5. Panel # (NCR)	Location: Electrical room - Powered by LA CB 37, 39, 41 208Y120 Volts 3 Phase 4 Wire 60 Amps			
	Good (●)	Needs Repair (○)		

11.SERVICE CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
EMT conduit was in good condition. No rust observed.	

12.GENERAL CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
EMT and PVC conduit and LBs observed in good condition.	

13.WIRE AND CABLES	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
None.	

14.BUSWAYS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
None on property.	

15.THERMOGRAPHY INSPECTION RESULTS**PROVIDE PHOTO**

(ADD SHEETS AS REQUIRED)

Comments:

See attached report for photos.

16.OTHER CONDUCTORS**PROVIDE PHOTO**Good ()Needs Repair ()

Comments:

Automatic lighting panels and energy conservation panels observed in good condition.

17.TYPES OF WIRING METHODS**PROVIDE PHOTO**

- | | | | |
|----------------------------|---|--|--|
| 1. Conduit Raceways Rigid: | Good (<input type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input checked="" type="radio"/>) |
| 2. Conduit PVC: | Good (<input checked="" type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |
| 3. NM Cable: | Good (<input type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input checked="" type="radio"/>) |
| 4. Other: | Good (<input type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input checked="" type="radio"/>) |

a. Other Wiring (Specify): Single conductors or BX wiring.

Comments:

18.EMERGENCY LIGHTING**PROVIDE PHOTO**Good ()Needs Repair ()N/A ()

Comments:

None.

19. BUILDING EGRESS ILLUMINATION**PROVIDE PHOTO**Good ()Needs Repair ()N/A ()

Comments:

None.

20. FIRE ALARM SYSTEM**PROVIDE PHOTO**Good ()Needs Repair ()N/A ()

Comments:

None.

21. SMOKE DETECTORS**PROVIDE PHOTO**Good ()Needs Repair ()N/A ()

Comments:

None.

22. EXIT LIGHTS**PROVIDE PHOTO**Good ()Needs Repair ()N/A ()

Comments:

None.

23. EMERGENCY GENERATOR	PROVIDE PHOTO
Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input checked="" type="radio"/>)	
Comments:	
None on property.	

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO
Good (<input type="radio"/>) Requires Additional Illumination (<input type="radio"/>) N/A (<input checked="" type="radio"/>)	
Comments:	
No on site parking. Everything is remote private lots or on street.	

25. OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO
Good (<input type="radio"/>) Requires Additional Illumination (<input type="radio"/>) N/A (<input checked="" type="radio"/>)	
Comments:	
No on site parking. Everything is remote private lots or on street.	

26. SWIMMING POOL WIRING	PROVIDE PHOTO
Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input checked="" type="radio"/>)	
Comments:	
No swimming pool on site.	

27.WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO

Good ()

Needs Repair ()

N/A ()

Comments:

Roof top service disconnects in good condition.

28.ADDITIONAL COMMENTS

None.

Reset Form

ELECTRICAL SAFETY INSPECTION
25-YEAR RECERTIFICATION
ROSS DRESS FOR LESS
2 CORAL (MIRACLE MILE) WAY
CORAL GABLES, FLORIDA

City of Coral Gables
Development Services Department
427 Biltmore Way
Coral Gables, Florida 33134

PROJECT NUMBER
S4210.01

ISSUE DATE **REVISED DATE**
06/04/25 N/A

PAGES
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Electrical Safety Inspection
Project No.: S4210.01
Issued Date: June 4, 2025

REPORT ISSUED TO

City of Coral Gables
Development Services Department
427 Biltmore Way
Coral Gables, Florida 33134

PROJECT

Electrical Safety Inspection
25-Year Recertification
Ross Dress for Less
2 Coral (Miracle Mile) Way
Coral Gables, Florida

Folio: 03-4117-006-0010

Reference: RECT-25-03-0477

Case No.: 25-8721



SCOPE

Architectural Testing, Inc., an Intertek company (Intertek), was retained by NNN TRS Inc. to perform the requested 25-year recertification building Electrical Safety Inspection as part of recertifying the building as safe for use and occupancy. The building is highlighted in the picture to the above right. Along the west side of the building is a zero-lot line retail building which is covered by a different Miami-Dade County folio number (03-4117-005-0880).

The MDC Building Recertification Electrical Report form (12/21R1.0) and this report presents our observations, findings, and recommendations regarding the building code items related to maintaining the building. Our findings are based on purported concerns and our on-site observations.

PROJECT UNDERSTANDING

Intertek understands that the City of Coral Gables sent a **Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing** dated February 28, 2025, to the owner concerning the 25-year recertification of the building's structure. There is a separate form and report that covers the structural element of the building's recertification.

This report covers the electrical inspection of the existing facility that was constructed in 1994 and renovated in 2016.

SITE ASSESSMENT

Thomas (TR) Hernacki P.E. surveyed the building on March 7 and 18, 2025. The assessment was limited to our time on site. The electrical safety inspection is based upon visually assessing the building's electrical

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Issued Date: June 4, 2025

components/systems. Our visual assessment includes no destructive or non-destructive testing beyond thermal imaging the various electrical components.

The Ross Dress for Less (Ross) store was constructed in 1994 and is 31-years old. The building is an active retail store with a classified use of Mercantile per the Florida Building Code – Building (FBC).

This report will follow the sections defined in the MDC Building Recertification Electrical Report form (12/21R1.0).

1. Description of Building

The building has the following components:

- Constructed in 1994 and refurbished in 2016. The zero lot line walls between 2 Coral Way and 16 Coral Way were opened up to expand the Ross sales floor.
- Perimeter spread footings supporting 12-inch-wide reinforced CMU block exterior walls with three (3) tie-beams at 10 feet, 20 feet (roof deck), and parapet wall top.
- Interior spread footing pads supporting steel columns.
- Finish floor is concrete slab on grade inside the exterior CMU walls and the interior steel columns.
- Steel girder joists and steel bar joists welded to embeds in main concrete tie-beam or girder joists. Grider joists supported by interior steel columns.
- Steel roof deck welded to bar joists with steel joists creating the roofs slopes to drains.
- Parapet wall perimeter roof structure consisting of 8-inch-wide CMU block resting on low slope roof structure with a concrete tie-beam.
- One decorative silo roof structure in the NE corner over the main entrance to the store.
- One decorative gable roof structure in the SW corner over the back entrance of the store.
- Roof top equipment on curbs that penetrates the low slope roof and is welded to the bar joists and girders below. The roof top equipment has welded steel adapters that connect the curbs to the RTUs.

2. Inspections

The assessments were conducted on March 7 and 18, 2025 by T.R. Hernacki P.E. (PE 41017).

3. Supporting Data

Reference this report which is submitted to the city as part of our 25-year Re-Certification assessment including the photograph log at the back of this report.

4. Electrical

The electrical service is on the west elevation of the building. The building has a 600 amp, 480Y277 volt, 3 phase 4 wire service with the main service disconnect on the west wall beside the service alley. The power is then distributed from a main distribution panel (MDP) to subsequent sub-panels and associated branch circuits. The MDP powers directly either individual LDP sub-panels or roof top HVAC units. All but two panels were replaced in the 2016 renovation. The MDP and “NCR” panels were original to the 1994

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construction; the remaining had manufacturing dates in the teens indicating installed with the 2016 renovation.

5. Present Condition of Overall Electrical

We find the present electrical system for the store building in Good Condition as defined by the recertification protocols. We find the building safe to occupy and use with no electrical repair work required.

We infrared photographed the panels looking for hot spots or indication of overly hot components or circuit breakers. The room ambient background was 74 to 76 degrees Fahrenheit. The highest component temperature was observed in the MDP being the HA panel circuit breaker at 94.7 degrees. The HA sub-panel is the 480Y277 volt light panel for the store. The overhead florescent lights are 277-volt fixtures.

We found no distress and the equipment clean and functioning. The system is safe for continue use as designed, installed, and maintained.

FINDINGS

Electrically we find that the building is safe for retail occupancy and in good condition.

Please see the Photographs with Comments for our observed findings.

CLOSING

This concludes our current scope of services. We appreciate the opportunity to be of service. If you need additional services, such as additional investigation, design services, and/or construction phase services, we can prepare a proposal for the desired services. Do not hesitate to contact us with any questions.

If you have any questions or concerns, please contact T.R. Hernacki.

Respectfully Submitted,

Architectural Testing, Inc., an Intertek company

T.R. Hernacki P.E., PMP, M ASCE
Senior Consultant
Building Science Solutions

TRH:tlp



Attachments: Photographs with Commentary

PHOTOGRAPHS



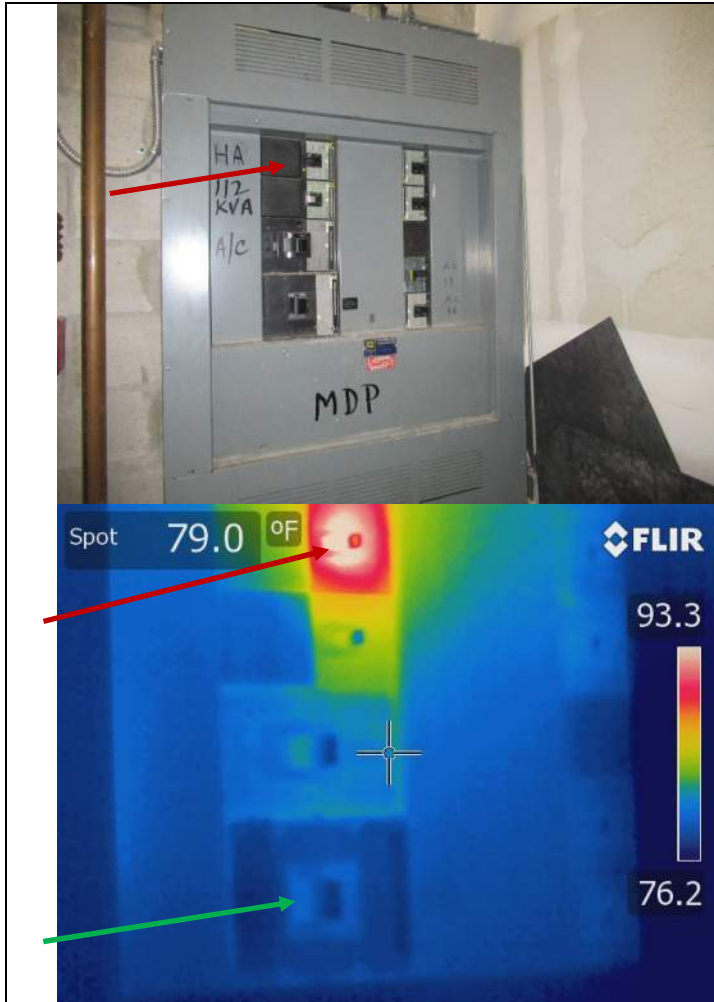
Photograph No. 1.

The west elevation of the Ross store showing the back SW entrances. The arrow indicates the electrical service location for the store.



Photograph No. 2.

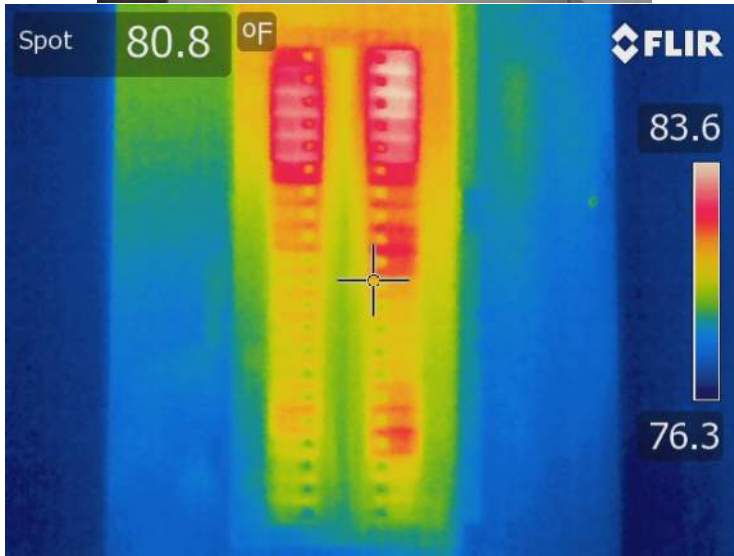
The service entrance to the store with service disconnect.



Photograph No. 3.

The MDP panel with thermal picture of the HA circuit breaker (red arrow) at an operational temperature of 93.3 degrees.

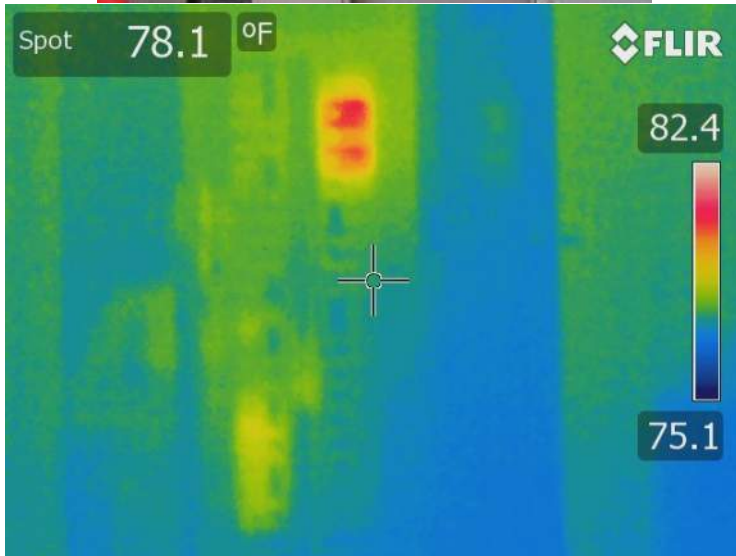
The 600-amp service entrance circuit breaker (green arrow) is running ambient temperature of 78 degrees.



Photograph No. 4.

The HA subpanel is powered by the MDP.

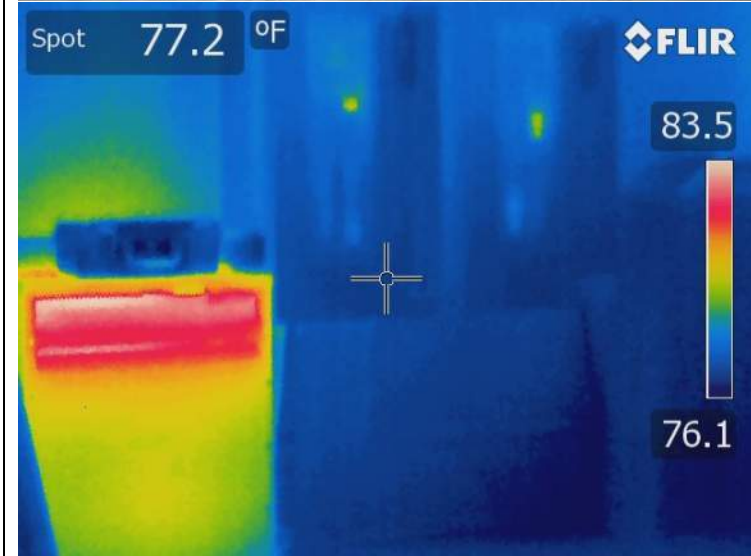
The HA lighting sub-panel with maximum temperature at 83.6 degrees.



Photograph No. 5.

The AC subpanel is powered by the MDP.

The AC HVAC RTU sub-panel with maximum temperature at 82.4 degrees.



Photograph No. 6.

The transformer is powered by the MDP.

The 75 kva transformer stepping down 480Y277 to 208Y120 volts operating at 83.5 degrees vent temperature.



Photograph No. 7.

The LA subpanel is powered from the MDP to the 75 kva transformer.

The LA 208Y120 sub-panel with maximum temperature at 82.5 degrees.



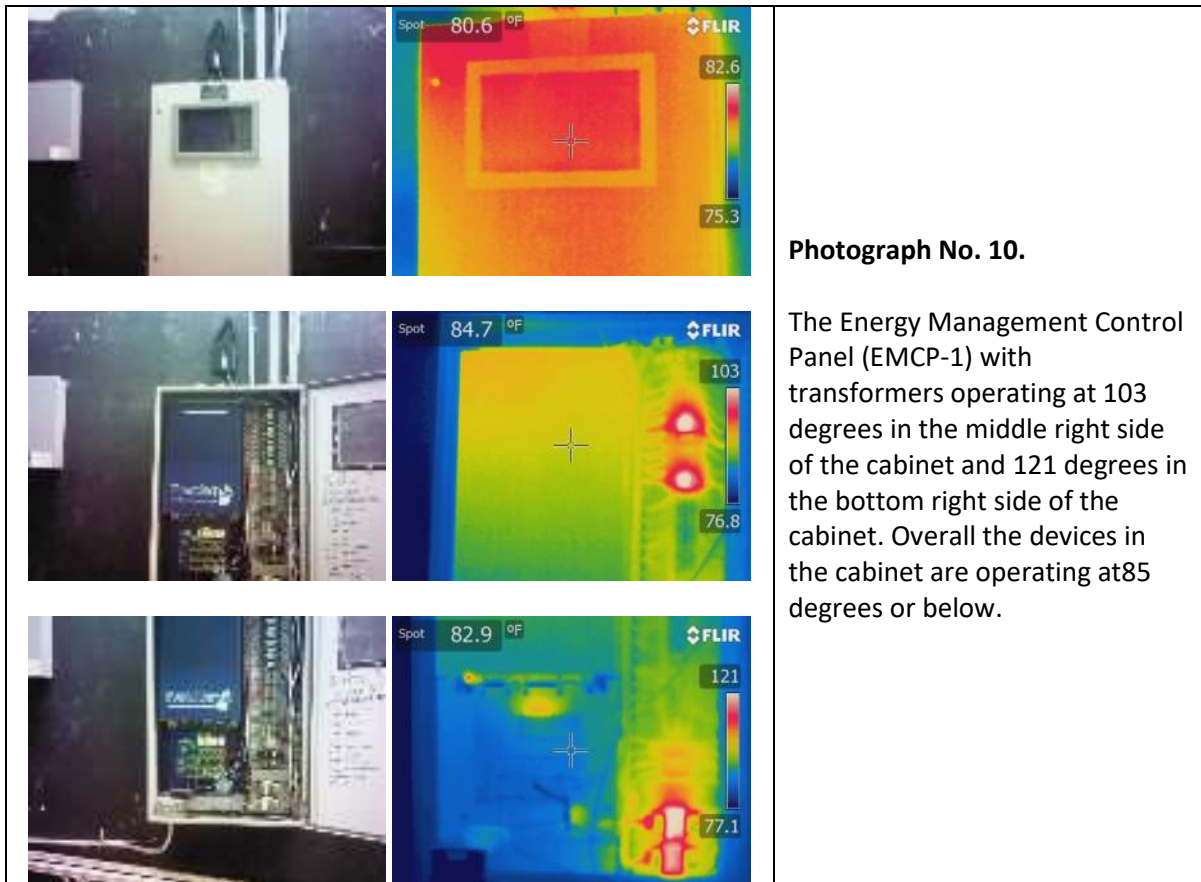
Photograph No. 8.

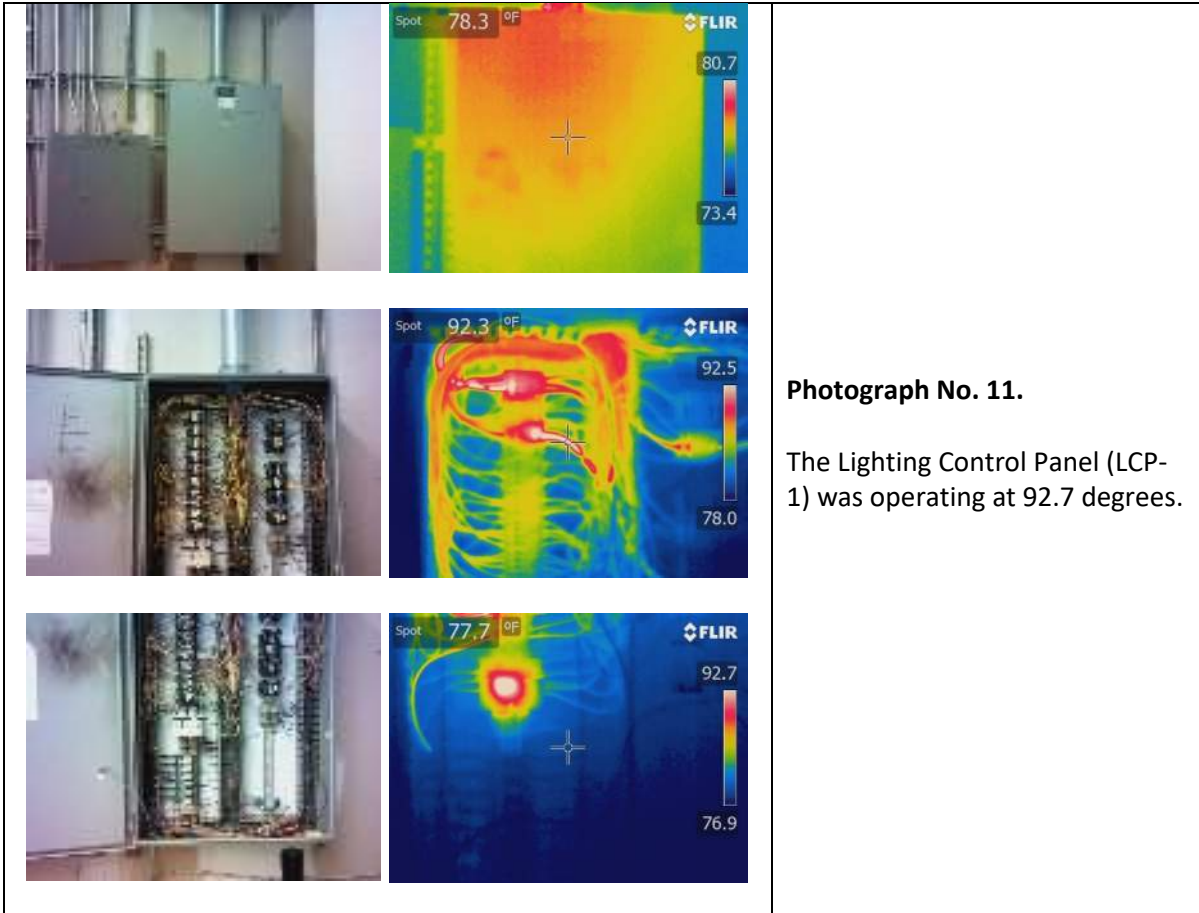
The LB subpanel is powered by the LA subpanel CB 38, 40, 42.

The LB 208Y120 sub-panel with maximum temperature at 82.4 degrees. The LB panel is supplied by the LA panels (CB 38, 40, & 42).



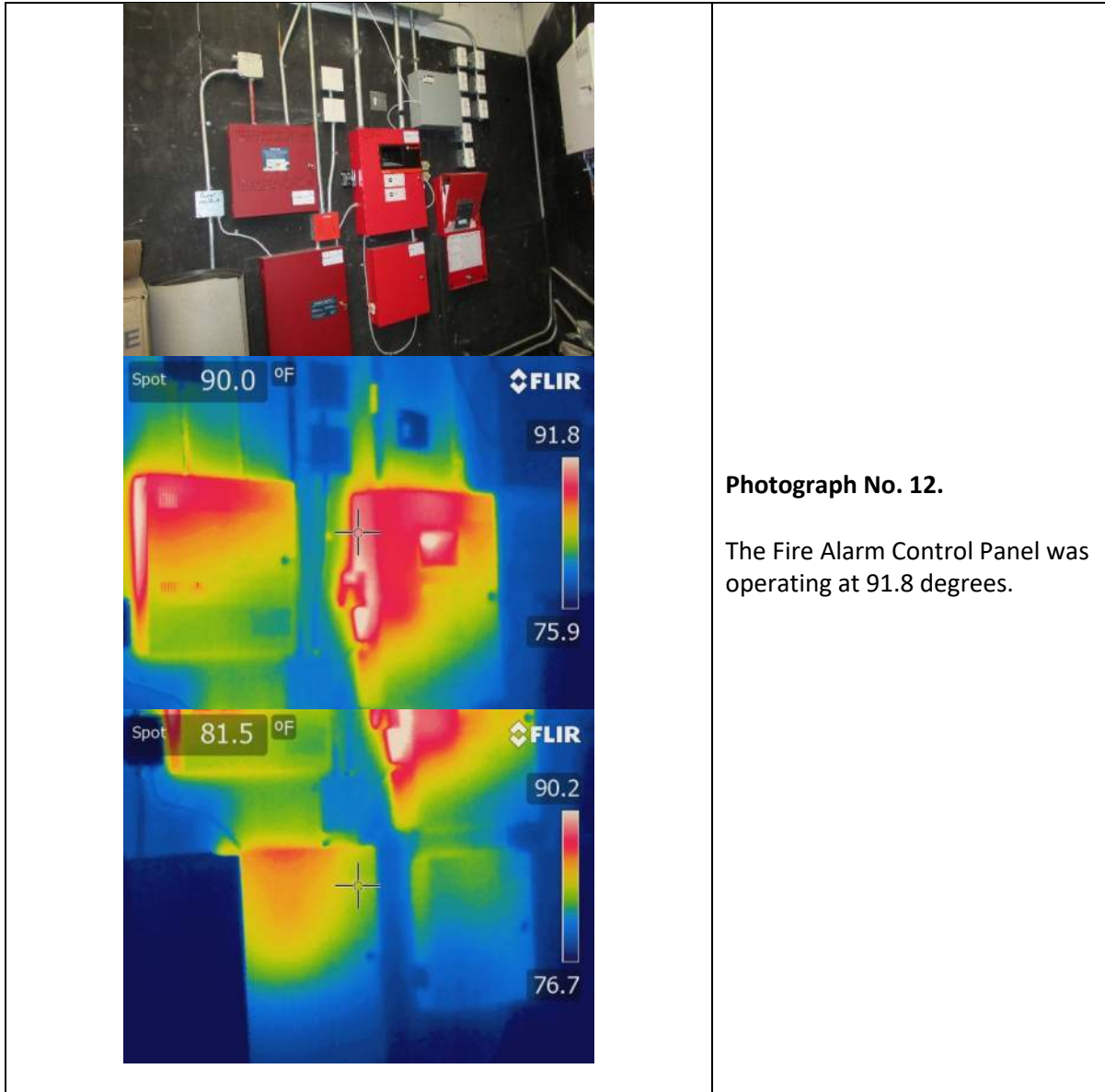
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Photograph No. 11.

The Lighting Control Panel (LCP-1) was operating at 92.7 degrees.



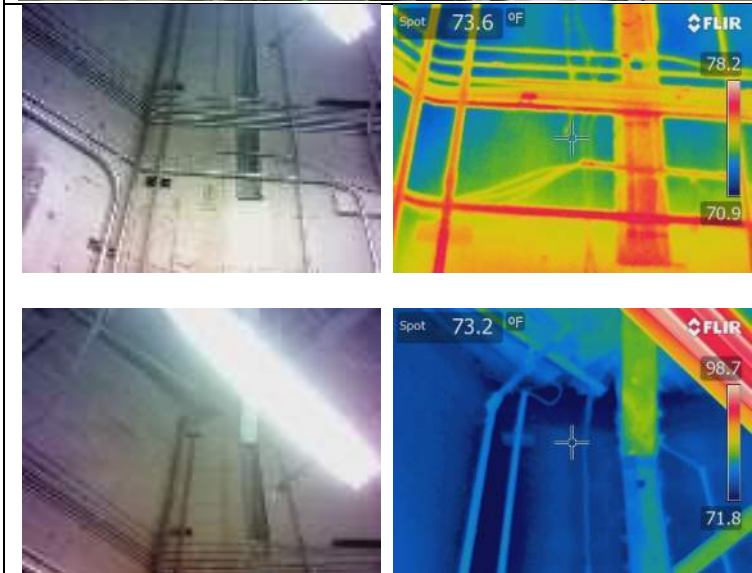
Photograph No. 12.

The Fire Alarm Control Panel was operating at 91.8 degrees.



Photograph No. 13.

The telecommunication panels on the east wall of the electrical room.



Photograph No. 14.

The EMT conduit temperatures agreed with the room's temperature.



Photograph No. 15.

The store's lighting control sensors were located on the roof and observed in good condition.



Photograph No. 16.

All the roof top HVAC units had internal electrical feed from the MDP or AC subpanel with integral service disconnect manufactured with the RTU.



Photograph No. 17.

All the roof top HVAC units had proper identification labels on each RTU.



Photograph No. 18.

All the roof top HVAC units had proper identification labels on each RTU (red arrows). The HVAC units have integral service disconnect manufactured with the RTUs (blue arrows).



Photograph No. 19.

The roof top illumination lights were observed in good condition.



Photograph No. 20.

Fire alarm ceiling strobe/annunciator observed in good condition.



Photograph No. 21.

Fire alarm ceiling strobe/annunciator observed in good condition.



Photograph No. 22.

Fire alarm ceiling sensor/strobe/annunciator (red arrow) observed in good condition. Egress lighting (blue arrow) observed in good condition.



Photograph No. 23.

Fire alarm ceiling sensor/strobe/annunciator (red arrow) observed in good condition. Egress lighting (blue arrow) observed in good condition.



Photograph No. 24.

Fire alarm ceiling sensor/strobe/annunciator (red arrow) observed in good condition.



Photograph No. 25.

Fire alarm exterior strobe/annunciator observed in good condition.



Photograph No. 26.

Egress lighting (blue arrow) observed in good condition.



Photograph No. 27.

Egress lighting (blue arrow) observed in good condition.



Photograph No. 28.

The 277-volt fluorescent store lights.

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Photograph No. 29.

The wall sconce security lighting for public sidewalk along service alley entrance (west) was observed in good condition. No on-site parking provided at this store location.

REVISION LOG

REVISION #	DATE	PAGES	REVISION
-	06/04/25	24	Original Report Issue
-	-	-	-



BUILDING RECERTIFICATION INSPECTION REPORT FORM - STRUCTURAL

- Initial Inspection Report Amended Inspection Report after completion of repairs

Licensed Engineer(s) or Architect(s) Responsible for Recertification Inspection

Inspection Firm Name (if applicable): Intertek

Address: 1748 33rd Street, Orlando, Florida 32839

Telephone Number: (407) 550-3355 Email: tr.hernacki@intertek.com

Assuming Responsibility for: All Portion If portion, please list:

Inspection Commencement Date: 3/7/25

Inspection Completion Date: 3/18/25

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Recertification Inspections or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check the condition that applies:

- Substantial Structural Deterioration Observed
- Dangerous Condition Observed. Notify Building Official within 10 days
- Immediate Dangerous Condition Observed. Notify Building and Fire Officials within 24 hours
- Maintenance needed but does not rise to the level of Substantial Deterioration or Dangerous
- Passed the Inspection

Check box if unpermitted work has been identified as per Sec. 1804.1 FBC, EB

Licensed Design Professional: Engineer Architect

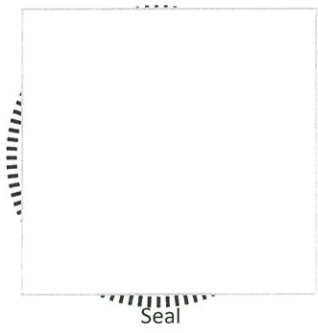
Name: Thomas R Hernacki

License Number: PE 41017

I am qualified to practice in the discipline in which I am hereby signing:

Signature: 
Digitally signed by Thomas R Hernacki
 DN: cn=Thomas R Hernacki
 o=QualiSign, ou=AC14102000018E8A9CF210009472E
 c=US
 Location: Flamingo Crossings, Florida
 Reason: approved for Building Permits
 Contact Info: T R. Hernacki 561-644-9111
 Date: 2025.03.31 15:26:48-0400

Date: 3/24/25



This report has been based upon the minimum inspection requirements of Miami-Dade County Code Sec. 8-11(f) and satisfies the requirements listed in Chapter 18 of the Florida Building Code, Existing Building, inclusive of the Phase 1 and Phase 2 inspections. To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the structure, based on careful evaluation of conditions, to the extent reasonably possible.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

25-8721

JURISDICTION NAME:

Coral Gables

***Use separate sheets for additional responses by referencing the report section number.**

1. DESCRIPTION OF BUILDING	
a. Name on Title: NNN TRS Inc.	
b. Building Street Address: 2 Coral Way, Coral Gables, Florida 33134	Bldg. #:
c. Legal Description: Tract A, Coral Gables Crafts Sec-Pages Re-Plat of Prot of Blk 4 PB 51	Attached: <input checked="" type="checkbox"/>
d. Owner's Name: NNN TRS Inc	
e. Owner's Mailing Address: 450 S Orange Ave, Suite 900, Orlando, Florida 32801	
f. Owner's email: jill.fussell@nnnreit.com	
g. Owner's Contact Phone Number: (407) 650-3679€	
h. Corresponding Property Folio Number: 03-4117-006-0010	
i. Name of Condominium or Cooperative Association (if applicable):	
N/A	
j. Building Code Occupancy Classification: Mercantile - Retail	
k. Present Use: Ross Dress for Less Retail Store	
l. General description, type of construction, size, number of stories, and special features:	
Perimeter concrete footing and columns pads, reinforced CMU exterior walls with concrete tie beams, steel columns, bar joist girder joist roof structure with metal pan. 1-story structure with roof at 20 feet above finish floor. Two decorative roof top structures (silo and gable roof) over entrances.	
m. Number of Stories: 1	n. Is this a Threshold Building ¹ as per 553.71(12) F.S. (Yes/No): Yes
o. Additions to original structure:	
No additions but this property was connected in 2016 to store space to the west by CG permit BL-15-05-4826.	
p. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
q. Approximate distance to coast and method used to determine distance: 9,700 ft ASCE Hazard Tool	
r. Total Actual Building Area of all floors: 31977	S.F. s. Building Footprint Area: 31977

2. INSPECTIONS

a. Date of Notice of Required Inspection: 02/28/2025

b. Date(s) of actual inspection: 03/07/2025 & 03/17/2025

c. Name, license number, and qualifications of licensee submitting report:

Thomas R Hernacki PE41017 Structural 1

1. Discipline of practice: Structural

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

e. Are Any Structural Repairs Required? (YES/NO): NO

1. If required, describe, and indicate acceptance:

No structural repairs required.

f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes

1. Explanation/Conditions:

No repair work required and building is safe to occupy.

g. Is it recommended that the building be vacated? (YES/NO): No

h. Has the property record been researched for violations or unsafe cases? (YES/NO): No

1. Explanation/Comments:

No conditions reported beyond case 25-8721 for failing to re-certify the building by CG code defined deadline.

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO 5b
N/A - no distress in structure observed.	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c
Exterior paint finish and decorative EPS trim showing signs of wear and tear and end of useful life.	
Paint had cracks on stucco surfaces. Water was catching and being stored between back side of paint film and prior painted wall surfaces. Window sill cracks indicate window frames are not draining properly out of wall surfaces. Minor issue and is classified as building enclosure issues and not structural in nature.	
d. Cracks: Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm.	PROVIDE PHOTO 5d
Fine (Less than 1 mm)	Majority of paint/stucco finish cracks were hairline. Few observed where between hairline and 1mm associated with water getting behind the current paint finish.
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
Paint peeling off stucco substrate due to water getting behind paint film. Stucco solidly attached to CMU exterior wall structure. Age, wear, and tear observed on paint due to age and environmental exposure.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
Several EIFS/EPS trim locations repaired due to vandalism or storm impact damage. No exterior structural repairs observed.	
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
Storage	Mercantile - Retail
h. Are there any other significant observations? (Yes/No): No	
1. Describe:	
No significant other issues observed.	

6. MASONRY BEARING WALL: (Indicate good, fair, poor, significant on appropriate lines)		This Section is N/A: <input type="checkbox"/>	PROVIDE PHOTO 6
a. Concrete masonry units:	Good	CMU with reinforced cells and three (3) tie beams in walls.	
b. Clay tile or terra cotta units:	N/A		
c. Reinforced concrete tie columns:	N/A	None observed	
d. Reinforced concrete tie beams:	Good	3 tie beams @ 10', 20', and parapet wall top.	
e. Lintel:	Good	Concrete lintels over window and door openings.	
f. Other type bond beams:	N/A		PROVIDE PHOTO 6f
g. Exterior masonry finishes (choose those that apply):			
1. Stucco:	Good	Stucco had 31-years of wear and tear showing through surface due to experiencing storms.	
2. Veneer:	Good	EIFS/EPS trim had impact damage from experiencing storms.	
3. Paint only:	N/A		
4. Other (describe):	N/A		
h. Interior masonry finishes (choose those that apply):			
1. Vapor barrier:	N/A	None observed.	PROVIDE PHOTO 6h
2. Furring and plaster:	N/A	None observed.	
3. Paneling:	Good	Interior GWB wall surfaces appeared in good condition.	
4. Paint only:	Good	Exposed interior CMU surfaces had white paint applied from original construction.	
5. Other (describe):	N/A		
i. Cracks:			
1. Location (note beams, columns, other):	None observed.		
2. Description:	N/A		
j. Spalling			
1. Location (note beams, columns, other):	None Observed		
2. Description:	N/A		

k. Rebar corrosion (indicate worst case by selecting one from lines 1-4):	PROVIDE PHOTO 6k
1. None visible: <input checked="" type="radio"/>	
2. Minor (patching will suffice): <input type="radio"/> N/A	
3. Significant (but patching will suffice): <input type="radio"/> N/A	
4. Significant (structural repairs required) <input type="radio"/> N/A	
l. Samples chipped out for examination in spalled areas (Yes/No): No	
1. Yes – describe color, texture, aggregate, general quality:	
None observed.	

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, roof structural framing, condition):	PROVIDE PHOTO 7a1
Roof Pitch: Flat (<2:12)	Roof Cladding Type: Single Ply
Roof Deck Material: Steel Deck	Steel deck, Polyiso insulation, & TPO membrane.
Roof Structural Framing Type: Steel	Steel columns, Steel Girder joists, and Steel bar joist
Roof Structural Framing Condition: Good	Steel and fireproofing observed in good condition
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO 7a2
Rooftop package units on roof along with vent fans. Steel welded retrofit adapters between existing curbs and newer packages observed. Adequate screws and straps observed from curb to adapter and adapter to RTU.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO 7a3
Primary roof drains through roof beside steel interior columns into the city's rainwater drainage system. Parapet wall overflow scuppers along perimeter parapet walls.	
4. Describe parapet construction and current conditions:	PROVIDE PHOTO 7a4
Parapet walls are an extension of the 1st floor 12" CMU walls below but are 8" CMU with tie beam cap. Top of parapet has an EIFS/EPS decorative cap with storm impact damage and various locations showing prior repairs. Minor wear and tear stucco surface cracks. No structural issues observed.	
5. Describe mansard construction and current conditions:	Good PROVIDE PHOTO 7a5
Two (2) above roof surface features made out of concrete and CMU. The main entrance (NE corner) has a 360 degree silo roof with terracotta barrel tile that rest on roughly 8' high walls. The back entrance (SW elevation) has a gable roof structure with terracotta barrel roof tile. The gable structure has roughly 6' high walls with concrete rack tie beam.	

6. Describe roofing membrane/covering and current conditions: Good	PROVIDE PHOTO 7a6
Primary roof is a single ply TPO roof membrane adhered to polyiso insulation that was in good condition. Roof slope appears to be set by the steel bar joist roof structure. Perimeter roof flashing sealant showing signs of age due to useful life durability.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO 7a7
No issues with roof support columns and exterior tie beams with girder joists and bar joists.	
8. Note any expansion joints and condition:	PROVIDE PHOTO 7a8
No expansion joints observed within this roof structure.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO 7b1
Main floor was concrete placed on soil within the CMU exterior walls. No indications of distress observed on interior of store. No other floors within the store beside the main floor.	
2. Balconies: Indicate location, framing system, materials and condition:	PROVIDE PHOTO 7b2
Construction: No Balcony	N/A
Condition:	
Location:	
3. Stairs and escalators: indicate location, framing system, material, and condition: N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 7b3
N/A	
4. Ramps: indicate location, framing type, material, and condition: N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 7b4
N/A	
5. Guardrails and handrails: describe type, material, and condition: N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 7b5
N/A	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
Remove suspended ceiling tiles and storage rooms had exposed roof structure framing.	

8. STEEL FRAMING SYSTEM		This Section is Not Applicable: <input type="checkbox"/>
a. Description of system at each level:		PROVIDE PHOTO 8a
1-level of steel framing consisting of steel columns, steel girder joists, and steel bar joists with steel roof deck pans. Assume silo and gable roof are like non-combustible construction.		
b. Exposed steel members: describe condition of paint and degree of corrosion:		PROVIDE PHOTO 8b
Not Significant	All interior steel coated with fireproofing material with no water damage from roof leaks.	
c. Steel connections: describe type and condition: Not Significant		PROVIDE PHOTO 8c
Welded joints with no distress.		
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:		PROVIDE PHOTO 8d
Sprayed fireproofing on column heads, girder joists, and bar joists. No fireproofing material on roof deck pan surfaces.		
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):		PROVIDE PHOTO 8e
None observed.		
f. Elevator sheave beams and connections, and machine floor beams: note condition:	N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 8f
N/A		

9. CONCRETE FRAMING SYSTEM		This Section is Not Applicable: <input checked="" type="checkbox"/>
a. Full description of concrete structural framing system:		PROVIDE PHOTO 9a
Exterior walls were reinforced CMU walls with 3-levels of concrete tie-beams.		
b. Cracking		PROVIDE PHOTO 9b
1. Not Significant: <input checked="" type="radio"/> 2. Significant but patching will suffice: <input type="radio"/>		
3. Significant: Structural repairs required: <input type="radio"/>		
4. Location and description of members affected and type cracking:		
Various hairline cracks telegraphing through painted stucco exterior surfaces showing location of mortar joints and reinforced CMU cells. No distress noted on interior GWB wall surfaces. No leaks noted on GWB surfaces.		

c. General condition		
Exterior CMU walls with tie-beams in good condition. No structural repairs required.		
d. Rebar corrosion – check appropriate line		
1. None visible:	<input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d2
N/A		
3. Significant but patching will suffice:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d3
N/A		
4. Significant: structural repairs required (describe):	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d4
N/A		
e. Samples chipped out in spall areas:		
1. No:	<input checked="" type="checkbox"/>	
2. Yes, describe color, texture, aggregate, general quality:		PROVIDE PHOTO 9e
N/A		
f. Identify any concrete framing member (e.g. slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g. efflorescence at underside of slab or at base of column or wall), or excessive deflection:		PROVIDE PHOTO 9f
Simple box structure with no transfer beams or columns within store.		

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS		
a. Windows/Storefronts/Curtainwalls/Skylights		PROVIDE PHOTO 10
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):		
Aluminum storefront system with non-impact glass. Original dark frames were painted teal (assume 2016) starting to show signs of age. No corrosion observed.		
2. Anchorage: type and condition of fasteners and latches: Good		
Storefront windows and doors were solid when pushed on with no distress in the fastening system into the buildings rough opening observed or felt.		

3. Sealant: type and condition of perimeter sealant and at mullions: Poor	
The urethane sealants for window install showing signs of environmental wear and tear due to age.	
4. Interiors seals: type and condition at operable vents:	
All storefront windows are non-operable.	
5. General condition: Fair	
Storefront windows had signs of age, wear, and tear due to environmental exposure.	
6. Describe any repairs needed:	
Plywood storm panel fasteners (drywall screws) need to be fully removed from aluminum frames. All frames need to be properly cleaned, prepared, and repainted for long term durability of the storefront window frames. Recommend wet sealing glass to frames to keep water out of frame and to account for the glass gaskets shrinking.	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date: N/A	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
N/A	
3. Describe Condition of System:	
N/A	
c. Exterior Doors (All types included)	
PROVIDE PHOTO 10c	
1. Type (Swing Wood, Swing Steel, Storefront, Sliding Door, Overhead other, please describe):	
Aluminum storefront (3) hinged doors with (1) steel egress door. Storefront entry doors are newer YKK AP mill finished aluminum doors with LMI glass (assume 2016 replaced).	
2. Anchorage: type and condition of fasteners and latches: Good	
Concrete or TEK screws into concrete/CMU jambs or header and horizontal steel mullion between doors and transom storefront.	
3. Sealant: type and condition of sealant: Poor	
Urethane sealant was showing signs of age and environmental exposure.	

4. General condition: Good
YKK AP doors relatively new (2016) with LMI glass includes adjacent sidelites.
5. Describe any repairs needed: Repairs Not Required
N/A

11. WOOD FRAMING	This Section is Not Applicable: <input checked="" type="checkbox"/>
a. Type: fully describe if mill construction, light construction, major spans, trusses:	PROVIDE PHOTO 11a
N/A	
b. Indicate the condition of the following:	PROVIDE PHOTO 11b
1. Walls:	
N/A	
2. Floors:	
N/A	
3. Roof member, roof trusses:	
N/A	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO 11c
N/A	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO 11d
N/A	

e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
N/A	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
N/A	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
N/A	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection. (Is Structural Repairs Required?):	PROVIDE PHOTO 11h
N/A	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings¹)	This Section is N/A: <input type="checkbox"/>	PROVIDE PHOTO 12
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)		
Walls are exterior plaster (stucco) applied to the exterior CMU/Tie-Beam substrate surface. Stucco wall surfaces broken up by plastic banding beads. Top has some decorative EIFS/EPS trim (half rounds, decorative vents, overflow scuppers {actual and decorative}).		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
All stucco and EIFS/EPS appears to be directly adhered to CMU wall substrate or stucco surfaces.		
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):		
Water entry behind stucco/paint observed with paint bubbling off wall in several locations and organic growth along some hairline cracks. Several locations of the EIFS/EPS trim had impact damage from storms.		

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

This Section is N/A

PROVIDE PHOTO 13

a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, signs, canopy, awnings, attached terraces, etc.)

Main (NE) entry had a 360 degree silo roof structure on CMU walls approximately 8' high with terracotta barrel roof tile. The back (SW) entry had a gable roof structure on CMU walls approximately 6' high with terracotta barrel roof tile.

b. Indicate condition of the special feature, its supports, connections, and if repairs are required:

CMU walls rest on concrete beam and steel columns below and exterior CMU walls. Observed in good condition with no structural repairs required.

14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES

This Section is N/A

PROVIDE PHOTO 14

CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE: 14A.

CURRENT Base Flood Elevation: _____ ft. (Select Datum)

Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM).

1. What is the wet season² ground water elevation (water table): _____ ft. (Select Datum)

2. What is the elevation of lowest parking garage finished floor: _____ ft. (Select Datum)

3. What is the elevation of the parking garage entrance: _____ ft. (Select Datum)

4. Is the wet season ground water elevation (water table) higher than the lowest floor elevation? Select (Yes or No)

Explanation: N/A

5. Is the garage entrance elevation lower than the base flood elevation? Select: (Yes or No)

Explanation: N/A

6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):

Describe: N/A

7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection? Describe:

Describe: N/A

8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation: N/A
14B.
1. Do the parking garage slabs (overhead and floor slabs) and/or walls show evidence of leakage (efflorescence at the underside of slab or at base of column)? (Yes or No):
Explanation: N/A
2. Is there any evidence of previous patching or repairs? (Yes or No):
Explanation: N/A

¹ **THRESHOLD BUILDING:** In accordance with *Florida Statute*, any building which is greater than 3 stories or 50 feet in height, or which has an assembly occupancy classification that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

² **WET SEASON:** Compare the current Base Flood Elevation (BFE) on the latest FEMA Flood Insurance Rate Map (FIRM) with the October water table elevation shown in the Miami-Dade County Average Ground Water October maps available with the Miami-Dade Department of Environmental Resource Management (DERM)

15. DETERIORATION	N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 15
a. Based on the scope of inspection, describe any structural deterioration and describe the extent of such deterioration.		
No structural issues or distress observed. Paint finishes and building enclosure sealant issues need to be addressed within the next 2-years for re-base lining the long term durability of the exterior of the store. Repair EIFS/EPS trim from impact damage as required.		

If Substantial Structural Deterioration has been observed:	N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO
16. Identify the damage and describe the extent of the substantial structural deterioration along with the need for maintenance, repair and/or replacement recommendations.		
N/A		
17. Identify and describe areas requiring added inspection as well as results of any testing.		
N/A		
18. Describe manner and type of inspections performed.		
N/A		
19. Provide graded urgency of each recommended repair.		
N/A		
20. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed.		
N/A		

Reset Form

Hernandez, Analyn

From: TR Hernacki Intertek <tr.hernacki@intertek.com>
Sent: Thursday, June 26, 2025 11:10 AM
To: Hernandez, Analyn
Subject: Re: City of Coral Gables- RECT25030477

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hi Analyn,

This store literally has NO parking lot. Everything is on street parking for this store. So do I need a Parking Lot Guardrail form?

P.S. Thanks for the form. Not available from the website in the form department.

TR Hernacki PE, M-ASCE, PMP
Senior Consultant
Building Science Solutions - BSS

Cell 561.644.9111
tr.hernacki@intertek.com
www.intertek.com/building



From: Hernandez, Analyn <ahernandez2@coralgables.com>
Sent: Thursday, June 26, 2025 9:07 AM
To: TR Hernacki Intertek <tr.hernacki@intertek.com>
Subject: [External] City of Coral Gables- RECT25030477

Good morning,

Process no. RECT-25-03-0477 is currently in review. I noticed the attached Guardrail Form is still missing. Please upload the document for review as soon as possible.

**STRUCTURAL SAFETY INSPECTION
25-YEAR RECERTIFICATION
FORMER ROSS DRESS FOR LESS
2 CORAL (MIRACLE MILE) WAY
CORAL GABLES, FLORIDA**

**City of Coral Gables
Development Services Department
427 Biltmore Way
Coral Gables, Florida 33134**

PROJECT NUMBER
S4210.01

ISSUE DATE **REVISED DATE**
03/24/25 N/A

PAGES
37

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Structural Safety Inspection
Project No.: S4210.01
Issued Date: March 24, 2025

REPORT ISSUED TO

City of Coral Gables
Development Services Department
427 Biltmore Way
Coral Gables, Florida 33134

PROJECT

Structural Safety Inspection
25-Year Recertification
Ross Dress for Less
2 Coral (Miracle Mile) Way
Coral Gables, Florida

Folio: 03-4117-006-0010

Reference: RECT-25-02-0467

Case No.: 25-8721



SCOPE

Architectural Testing, Inc., an Intertek company (Intertek), was retained by NNN TRS Inc. to perform the requested 25-year recertification building Structural Safety Inspection as part of recertifying the building as safe for use and occupancy. The building is highlighted in the picture to the above right. Along the west side of the building is a zero-lot line retail building which is covered by a different Miami-Dade county folio number (03-4117-005-0880).

The MDC Building Recertification Structural Report (01/25R2.0) form and this report presents our observations, findings, and recommendations regarding the building code items related to maintaining the building. Our findings are based on purported concerns and our on-site observations.

PROJECT UNDERSTANDING

Intertek understands that the City of Coral Gables sent a **Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing** dated February 28, 2025, to the owner concerning the 25-year recertification of the building's structure. This report covers the structural inspection of the existing facility that was constructed in 1994.

SITE ASSESSMENT

Thomas (TR) Hernacki P.E. surveyed the building on March 7 and 18, 2025. The assessment was limited to our time on site. The structural safety inspection is based upon visually assessing the structural building components/systems. Our visual assessment includes no destructive or non-destructive testing beyond sounding and pushing and pulling on structural components.

Structural Safety Inspection

Project No.: S4210.01

Issued Date: March 24, 2025

The Ross Dress for Less (Ross) store was constructed in 1994 and is 31-years old. The building is an active retail store with a classified use of Mercantile per the Florida Building Code – Building (FBC).

This report will follow the sections defined in the MDC Building Recertification Structural Report (01/25R2.0) form.

1. Description of Building

The building has the following components:

- Constructed in 1994 and refurbished in 2016. The zero lot line walls between 2 Coral Way and 16 Coral Way was opened up to expand the Ross sales floor.
- Perimeter spread footings supporting 12-inch-wide reinforced CMU block exterior walls with three (3) tie-beams at 10 feet, 20 feet (roof deck), and parapet wall top.
- Interior spread footing pads supporting steel columns.
- Finish floor is concrete slab on grade inside the exterior CMU walls and the interior steel columns.
- Steel girder joists and steel bar joists welded to embeds in main concrete tie-beam or girder joists. Girder joists supported by interior steel columns.
- Steel roof deck welded to bar joists with steel joists creating the roofs slopes to drains.
- Parapet wall perimeter roof structure consisting of 8-inch-wide CMU block resting on low slope roof structure with a concrete tie-beam.
- One decorative silo roof structure in the NE corner over the main entrance to the store.
- One decorative gable roof structure in the SW corner over the back entrance of the store.
- Roof top equipment on curbs that penetrates the low slope roof and is welded to the bar joists and girders below. The roof top equipment has welded steel adapters that connect the curbs to the RTUs.

2. Inspections

The assessments were conducted on March 7 and 18, 2025 by T.R. Hernacki P.E. (PE 41017).

3. Supporting Data

Reference this report which is submitted to the city as part of our 25-year Re-Certification assessment including the photograph log at the back of this report.

4. Foundation

The foundation system appears to be a concrete perimeter spread footing under the CMU walls and interior concrete column pads.

We observed no distress or indications that there is an issue with the buildings foundation system as originally constructed.

Structural Safety Inspection
Project No.: S4210.01
Issued Date: March 24, 2025

5. Present Condition of Overall Structure

We find the present structural condition of the structure in Good Condition as defined by the recertification protocols. We find the building safe to occupy and use with no structural repair work required.

We did find the building enclosure (BEC) systems in fair to poor condition which will be addressed later in this report.

6. Masonry Bearing Wall

The exterior walls are masonry bearing wall for this report. The exterior perimeter bearing walls rest on a perimeter spread footing. The exterior bearing walls are 12-inch-wide reinforced CMU block walls. No concrete tie-columns were observed in the exterior walls. Three (3) concrete tie-beams were observed at 10 feet, 20 feet (roof deck plane), and parapet wall top. Exterior plaster (stucco) was directly applied to the CMU/tie-beam substrate. The stucco had hairline cracks telegraphing through from the CMU substrate showing the location of mortar joints, tie-beams, and/or reinforced filled cells within the wall matrix.

The upper wall surfaces had adhered EIFS/EPS trim decorative features that had impact damage from prior storms. The adhered material was firmly attached to the building with just random locations showing prior storm impact damage. The impact damage will need to be repaired within the next 2-years to protect the EPS from water and exposure damage. This damage is cosmetic in nature and not structural.

No distress was observed on the GWB surfaces on the interior of the store. No water staining, cracks, or buckling observed giving the appearance the building was tight from water intrusion. This building had no expansion/contraction joints in the wall surfaces.

The direct applied stucco was in good condition with no broken flakes or popped stucco observed when walking the exterior of the building or roof level.

7. Floor and Roof System

The store's main floor was concrete placed on soil within the confines of the exterior CMU walls and around the steel columns. No distress or settling was observed in the floors vinyl floor tiles when walking the interior of the building. This building only has the main concrete floor.

The roof structure consists of girder joists that are supported by the steel columns and perimeter CMU wall. The girder joists and perimeter CMU walls support the equally spaced steel bar joists. The steel joists support roof deck pans. The columns, girders, joists, and deck pans are all welded together.

The joists are slopped to create roof drainage planes to the interior main roof drains. The GWB column wraps, in the interior of the store, easily define which columns have roof drainpipes in them versus just a steel support column. The roof has primary roof drains and secondary parapet wall overflow scuppers. The scuppers have decorative EIFS/EPS trim on the exterior walls. But note not every location seen from the street are active overflow scuppers. Several were observed to be fake to provide an architectural symmetry on the upper exterior wall surfaces.

Structural Safety Inspection

Project No.: S4210.01

Issued Date: March 24, 2025

The roof has two decorative roof “accessory” structures. One is a 360-degree silo roof that is supported on roughly eight feet high walls over the main entry door at the intersection of Coral Way and Douglas Road. The walls are CMU/concrete supported by the exterior walls and interior columns. This silo roof is assumed to be non-combustible construction due to the CMU/concrete support walls.

The second structure is a gable roof shed located over the back (SW) store entrance. The gable roof is supported by CMU/concrete supported by the exterior walls and interior columns. This gable roof is assumed to be non-combustible construction due to the CMU/concrete support walls with the gable and associated rakes being concrete. Both accessory features have red terracotta barrel tile roof finishes.

The roofing membrane consists of polyisocyanurate insulation adhered to the roof deck pan with an adhered single-ply TPO roof membrane. The membrane had no indication of leaks based on our walk of the roof surface and examining the suspended ceiling tiles below. The membrane has a termination flashing mounted to the parapet wall. The flashing was in good condition. The top sealant was showing some distress due to exposure to the sun.

The building has no stairs, ramps, guardrails, or handrails.

The only issues observed were aesthetic and BEC issues related to the stucco having water behind it causing the paint to bubble off or organic growth to occur from water weeping out to the storefront window frames. The paint finishes, opening sealants, window frames need some preventative maintenance, for improved durability, due to the finishes/sealants being in poor condition. We recommend that the entire building will need to be fully painted within the next 2 years to maintain a long durable building.

Note this is a BEC and durability issue and is not a structural issue. We find no structural issues that need repair or maintenance, and the building is safe to occupy and continue as a Mercantile – Retail use.

8. Steel Framing System

The roof structure is a steel framed system that rests on either steel columns or the exterior perimeter CMU walls. The steel columns, girder joists, and bar joists create the roof's steel frame. The bar and girder joists are sloped to provide the sloped roof surfaces to the main drains. No distress was observed in the steel framing system.

The column heads, girder joists, and bar joists have fireproofing material applied. The fireproof material was in good condition with no indications of water damage from roof leaks.

9. Concrete Framing System

The building does not have a concrete framing system like a multi-level building structure. The main (1st) floor structural system was previously defined in this report.

10. Windows, Storefronts, Curtain walls, and Exterior Doors

The building has a series of 2x2 or 2x4 obscured storefront window assemblies and clear transom windows over storefront doors. The storefront windows are aluminum framed with non-impact rated glass installed in the frames. The majority of the windows are obscured, which is created by a film being applied to the inside surface of the glass. These obscured windows have GWB partition walls built on the inside of the wall covering the window from view when inside the store.

The transom storefront windows over the storefront entry doors rest on a steel horizontal structural mullion. The transom storefront assemblies are not obscured with window film.

When pressed on the windows were found to be solidly mounted into the rough openings of the exterior walls.

The storefront windows originally had a factory dark finish on them which appears to have been painted teal during the 2016 renovation. The paint applied to the storefront is starting to fail with severe chalking and some local peeling. Several window frames appear not to be venting water out of the frame properly but holding water based on the staining on the sill frame. Some of the window frame rubber gaskets are showing aging factors by them shrinking.

The window frames should be cleaned, prepared, and painted within the next 2-years with the building. The glass to frame should be wet sealed with sealant to stop water from entering the window frame assembly. Both of the above recommendations are for improving the long-term durability of the existing fixed storefront windows. There are no current structural repairs required at this time.

The main store entry consisted of three (3) double YKK AP storefront entry doors. The building had one double door in the NE corner and two (2) at the back (SW) corner of the store. The YKK AP appeared to be newer units based on the mill finished aluminum frames and LMI impact glass installed in the units. The side lites were also found to have LMI glass installed. We assume the doors were replaced as part of the 2016 renovation project. The seals and operation of the three (3) double entry doors worked correctly with no distress or unique wear patterns observed.

11. Wood Framing

This store was constructed with non-combustible materials. We saw no indication of wood within the building except for some rake 2x material used for installing the red terracotta barrel roof tiles on the gable roof structure. The interior partitions were steel stud framed.

12. Building Façade Inspection

As reported earlier, the stucco is directly applied to the tie-beam or CMU wall surfaces. Adhered to the stucco wall surfaces on the upper section of the exterior walls are some EIFS/EPS trim/banding decorative elements as part of the building's architecture. The EPS trim/banding pieces have impact damage from prior storms with cracks or missing outer shell exposing the EPS foam substrate. The trim pieces need to be repaired to cover the EPS from exposure to the elements.

The trim is well adhered to the stucco substrate with no indication that the trim elements are peeling or debonding from the wall planes. The repair is required to provide protection to the EPS foam and provide long term BEC protection for the building as a whole.

The sealants on the exterior surfaces appear to be at the end of their useful life, assuming a 2016 application date. All the sealants need to be refreshed with an overlay with new sealant material. Again, this is a long-term durability / BEC issue and does not affect the structure of the store.

The exterior acrylic latex paint is faded, chalking, and de-bonding off the substrate it was applied to. The paint is at the end of its useful life with water getting behind the painted surface. Several locations bubbles of trapped water were found behind the paint. The building needs to be painted within the next 2-years to provide long term durable protection from the elements for the building.

13. Special or Unusual Features in the Building

As noted earlier there are two (2) roof top decorative structures that are above the roof plane. One is the 360-degree silo roof structure in the NE corner of the building. The other is the gable roof shed structure in the SW corner of the building. These structures were observed in good condition with no repair work required beyond painting and repairing the decorative trim bands.

14. Underground or Lower-Level Parking Garages

The store had no "on property" parking. All parking was off street or in neighboring for a fee parking lot.

15. Deterioration

As written earlier, we found no structural repairs required at this time. Routine maintenance for the long-term durability of the building is required within the next 2-years. Durability repairs are cleaning, painting, sealing, etc. on the exterior surfaces of the store.

Electrical Safety Inspection

The electrical service and associated electrical distribution panels were inspected as part of our re-certification process. The building has a 600 amp, 480Y277 volt, 3 phase 4 wire service with the main service disconnect on the west wall beside the service alley. The power is then distributed from a main distribution panel (MDP) to subsequent sub-panels and associated branch circuits. All but two panels were replaced in the 2016 renovation. The MDP and "NCR" panels were original to the 1994 construction; the remaining had manufacturing dates in the teens indicating installed with the 2016 renovation.

We infrared photographed the panels looking for hot spots or indication of overly hot components or circuit breakers. The room ambient background was 74 to 76 degrees Fahrenheit. The highest component temperature was observed in the MDP being the HA panel circuit breaker at 94.7 degrees. The HA sub-panel is the 480Y277 volt light panel for the store. The overhead florescent lights are 277-volt fixtures.

We found no distress and the equipment clean and functioning. The system is safe for continue use as designed, installed, and maintained.

FINDINGS

Structurally we find that the building is safe for retail occupancy and in good condition.

Please see the Photographs with Comments for our observed findings.

CLOSING

This concludes our current scope of services. We appreciate the opportunity to be of service. If you need additional services, such as additional investigation, design services, and/or construction phase services, we can prepare a proposal for the desired services. Do not hesitate to contact us with any questions.

If you have any questions or concerns, please contact T.R. Hernacki.

Respectfully Submitted,

Architectural Testing, Inc., an Intertek company

T.R. Hernacki P.E., PMP, M ASCE
Senior Consultant
Building Science Solutions

TRH:tlp

Attachments: Photographs with Commentary



PHOTOGRAPHS



Photograph No. 1.

The west elevation of the Ross store showing the back SW entrances.



Photograph No. 2.

The south elevation of the Ross store along Andalsia Way.



Photograph No. 3.

The southeast corner of the store showing an “obscured” storefront window that has a GWB board wall over it in the interior of the store.



Photograph No. 4.

The front main (NE) rounded wall that is next to Coral Way and Douglas Road.



Photograph No. 5.

The front main (NE) rounded wall that is next to Coral Way and Douglas Road. The round silo roof feature is better shown in this picture.



Photograph No. 6.

The north elevation looking west along Coral Way.



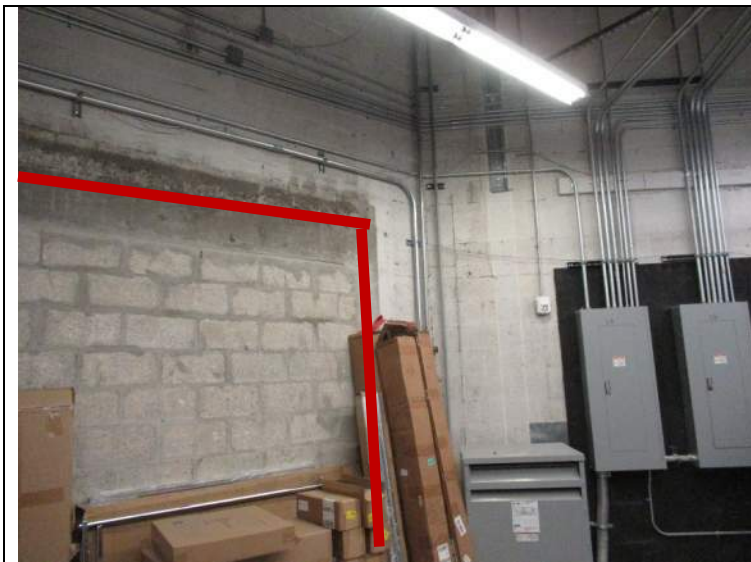
Photograph No. 7.

Typical exterior wall panel with re-enforced CMU block walls and two (2) tie beams at 10 feet (arrow) and 20 feet (arrow). No concrete tie-columns were observed on the wall panels.



Photograph No. 8.

Typical roof structure bay between two (2) steel bar joists.



Photograph No. 9.

Former garage door opening for the store in the west wall. The other side is now an AT&T and public safety relay equipment locker.

The concrete jamb columns and header was observed. But the interior side exposed wall panels had no signs of concrete tie-columns.



Photograph No. 10.

The parapet wall along the west elevation of the building. The top of the wall is a rounded EPS foam/EIFS cap that is adhered to the concrete tie beam. The cap has impact damage from prior storms.



Photograph No. 11.

Close up of prior picture (arrow) showing EPS foam under EIFS acrylic stucco and top of concrete tie-beam. Spider radial cracking from impact damage can be seen. The exposed EPS foam needs to be covered, and the cap painted.



Photograph No. 12.

Typical through parapet wall overflow scupper. The picture also shows the roof termination flashing installed with drop-in anchors showing the solidness of the parapet wall.



Photograph No. 13.

The zero property line walls between the Ross store property and the expansion space (lower roof) to the west. There are two independent walls on the property line. This view is looking south from the front (north) of the building. Note the prior repair to the parapet cap EIFS/eps surface.



Photograph No. 14.

The zero property line walls between the Ross store property and the expansion space (lower roof) to the west. There are two independent walls on the property line. This view is looking north from the AT&T equipment locker of the building.



Photograph No. 15.

Typical west elevation wall showing the power meter and service disconnect, the obscured storefront windows, and stucco wall surfaces.



Photograph No. 16.

Typical south and east wall surfaces showing banding relief and panel relief. Note the two (2) round scuppers are architectural feature and do not drain. The rectangle overflow feature in some locations are an architectural feature and do not drain while others are part of the roofs overflow drainage system.



Photograph No. 17.

Wall paint bubble filled with water along with a hairline crack to the left in the stucco surface.



Photograph No. 18.

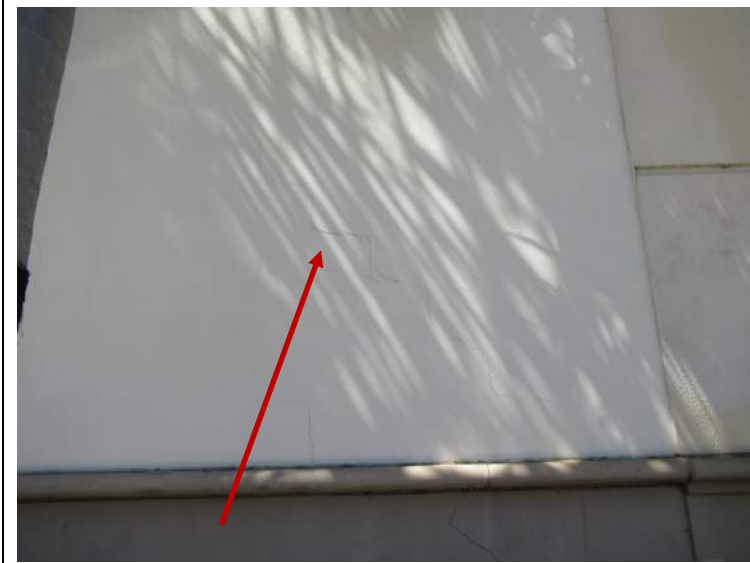
The above picture after the bottom was nicked draining the water out of the bubble.

The paint was worn, chalking, and had no pigment brightness indicating end of useful life protecting the building.



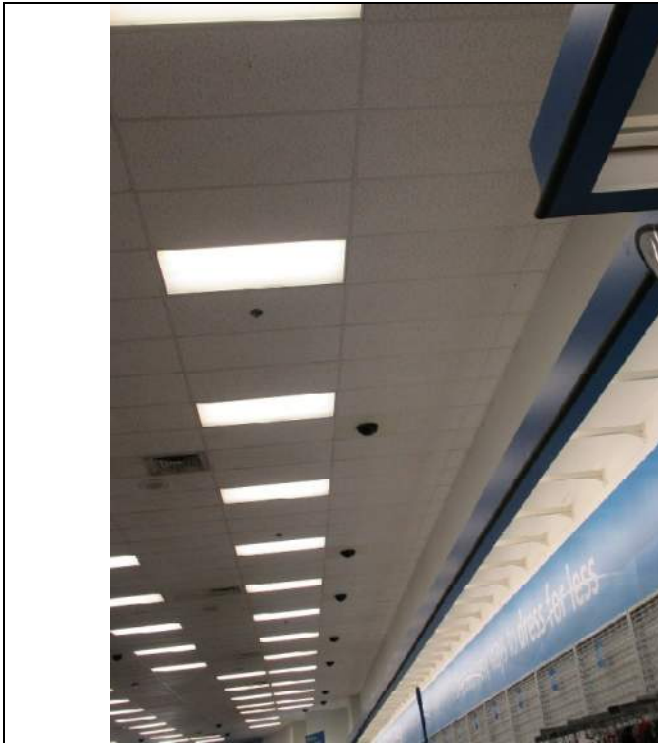
Photograph No. 19.

Stairstep mortar joint telegraphing cracks in stucco surface on the east elevation along Douglas Road. The cracks appear to have been present for a significant amount of time based on dirt in cracks. The cracks need to be properly treated and sealed when the building is painted. These are typical storm related movement cracks. The building is structurally sound.



Photograph No. 20.

Stairstep mortar joint telegraphing cracks in stucco surface on the east elevation along Douglas Road. The cracks appear to have been present for a significant amount of time based on dirt in cracks. The cracks need to be properly treated and sealed when the building is painted. These are typical storm related movement cracks. The building is structurally sound.



Photograph No. 21.

The interior GWB surface on the backside of the east elevation exterior wall. No distress seen in the GWB surfaces. No water staining observed in the GWB or ceiling tiles.



Photograph No. 22.

The fireproofed bar joist supporting the metal roof deck pan.



Photograph No. 23.

The typical bar joist with fireproofing spray applied.



Photograph No. 24.

There are six (6) primary roof drains. These drains are beside interior columns. Roof overflow is provided by through parapet wall scuppers.



Photograph No. 25.

The RTU are relatively new and have welded steel adapters that connect the original roof curb to the new RTUs.



Photograph No. 26.

Adequate curb to adapter screws observed. Tie-down clips between adapter and RTU observed.



Photograph No. 27.

The round silo roof structure over the main (NE) entrance doors. The structure is solid CMU / concrete with no access from the roof to the silo's interior.



Photograph No. 28.

Impact damage to the surface adhered EIFS/eps trim/band observed. The impact damage needs to be repaired when the building is painted.



Photograph No. 29.

The gable roof structure above the roof in the SW corner of the store over the back entrances.

The roof drains need maintenance cleaning.



Photograph No. 30.

Closer picture of the gable roof structure with red terracotta barrel tile roof.



Photograph No. 31.

Closeup of the rake showing stucco applied to a concrete rake tie-beam.



Photograph No. 32.

2x2 fixed storefront window showing teal color painted aluminum frames.



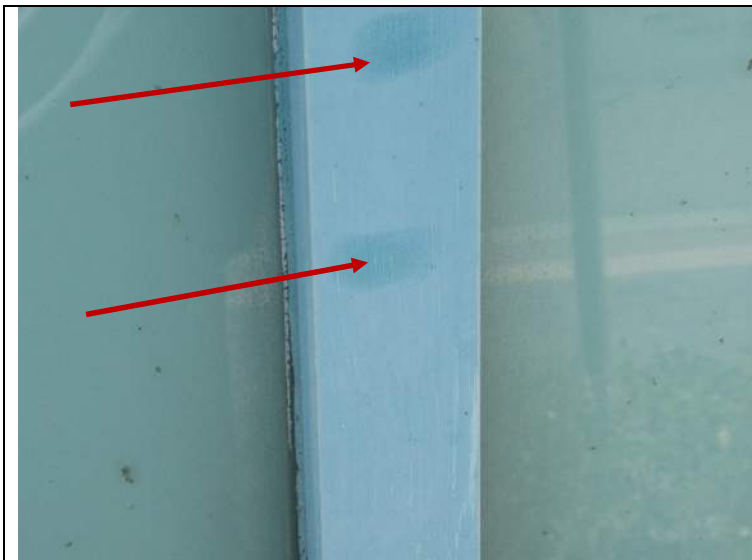
Photograph No. 33.

Paint starting to peel off the storefront frames.



Photograph No. 34.

Paint peeling off frame and glass gasket shrinkage observed.



Photograph No. 35.

Chalking thumb prints in frame paint.



Photograph No. 36.

Transom 4x2 storefront over entry door assembly. The door assembly is new compared to the transom assembly.



Photograph No. 37.

The double door storefront main entry door (NE) with new side lites. The new door leaves and side lites have LMI glass installed.



Photograph No. 38.

Manufacturer's label on the outside of the door.



Photograph No. 39.

Horizontal steel mullion wrapped with aluminum from original construction.



Photograph No. 40.

The zero lot line between the Ross store and the adjacent store to the west that Ross expanded into. The gap between the two zero lot line walls needs to be sealed off properly.



Photograph No. 41.

Closeup of zero lot line showing insulation between the two buildings' independent walls. The gap between the two zero lot line walls needs to be sealed off properly.



Photograph No. 42.

Water stains on exterior wall sill showing trapped water leaking out of frame. This is an indication that the glass gasket is leaking excessive water into the frame. The glass to frame should be wet sealed with sealant.



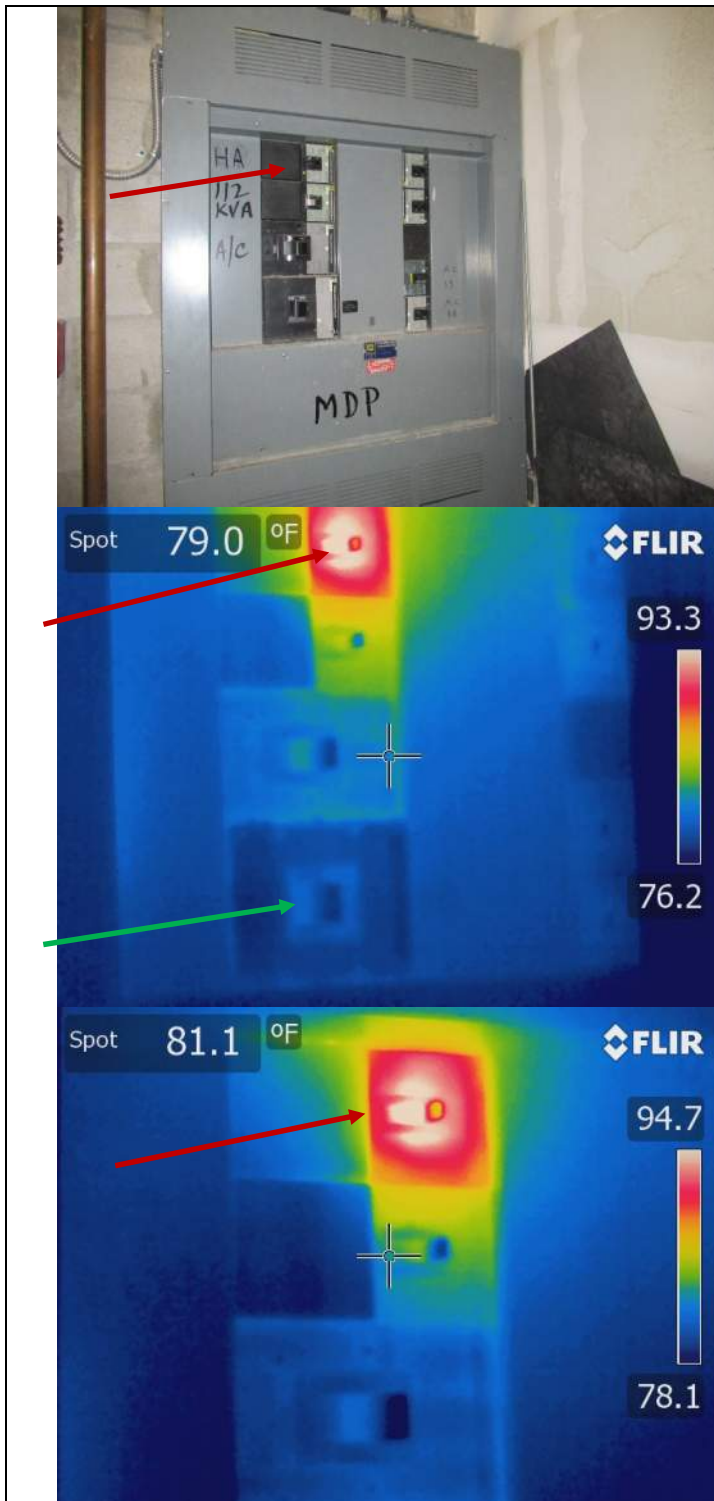
Photograph No. 43.

Water stains on exterior wall sill showing trapped water leaking out of frame. This is an indication that the glass gasket is leaking excessive water into the frame. The glass to frame should be wet sealed with sealant.



Photograph No. 44.

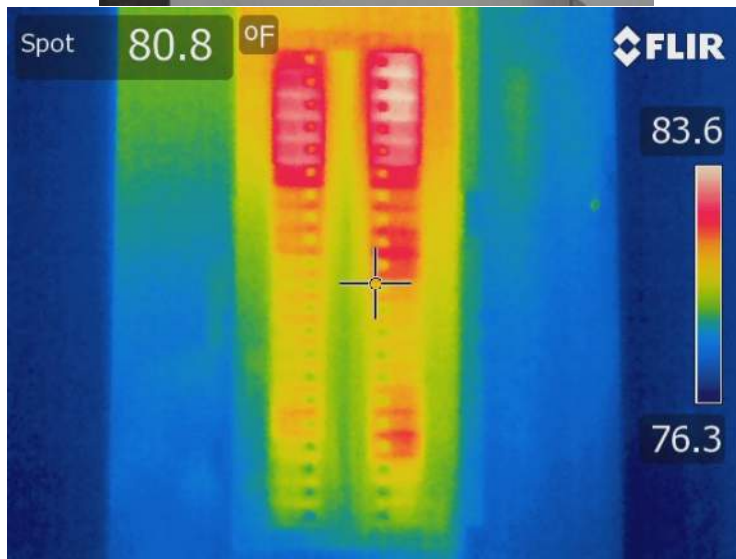
No sealant observed between stucco L-bead and storefront windows allowing water to get behind stucco. Seal joint with new sealant along the Coral Way elevation.



Photograph No. 45.

The MDP panel with thermal picture of the HA circuit breaker (red arrow) at an operational temperature of 94.7 degrees.

The 600-amp service entrance circuit breaker (green arrow) is running ambient temperature of 78 degrees.



Photograph No. 46.

The HA lighting sub-panel with maximum temperature at 83.6 degrees.



Photograph No. 47.

The AC HVAC RTU sub-panel with maximum temperature at 82.4 degrees.



Photograph No. 48.

The 75 kva transformer stepping down 480Y277 to 208Y120 volts operating at 83.5 degrees vent temperature.



Photograph No. 49.

Photograph No. 49.

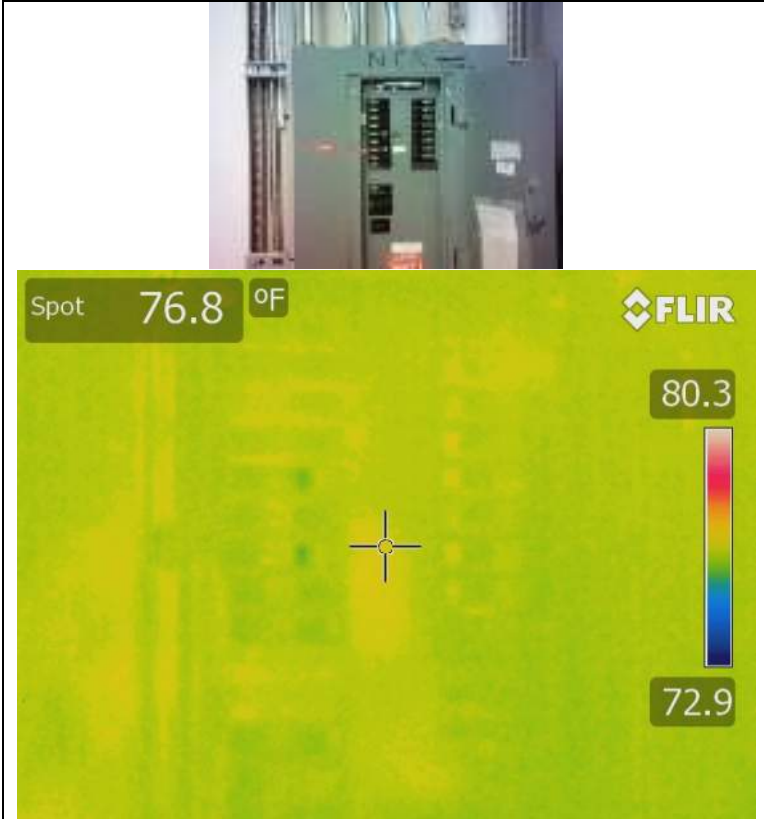
The LA 208Y120 sub-panel with maximum temperature at 82.5 degrees.



Photograph No. 50.

The LB 208Y120 sub-panel with maximum temperature at 82.4 degrees. The LB panel is supplied by the LA panels (CB 38, 40, & 42).

Structural Safety Inspection
Project No.: S4210.01
Issued Date: March 24, 2025

	<p>Photograph No. 51.</p> <p>The NCR sub-panel with maximum temperature at 80.3 degrees. The NCR panel is supplied by the LA panels (CB 37, 39, & 41).</p>
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REVISION LOG

REVISION #	DATE	PAGES	REVISION
-	03/24/25	37	Original Report Issue
-	-	-	-

March 7, 2025

Virginia Goizueta
City of Coral Gables
Development Services Department
427 Biltmore Way
Coral Gables, Florida 33134

Attention: Virginia Goizueta | vgoizueta@coralgables.com
Manny Lopez | Mlopez@coralgables.com

SUBJECT: Safety Inspection Building Recertification
Ross Dress for Less
2 Miracle Mile Way
Coral Gables, Florida

Reference: City of Coral Gables
RECT-25-02-0467

Case No.: 25-8721

Intertek Project: S4210.01-753

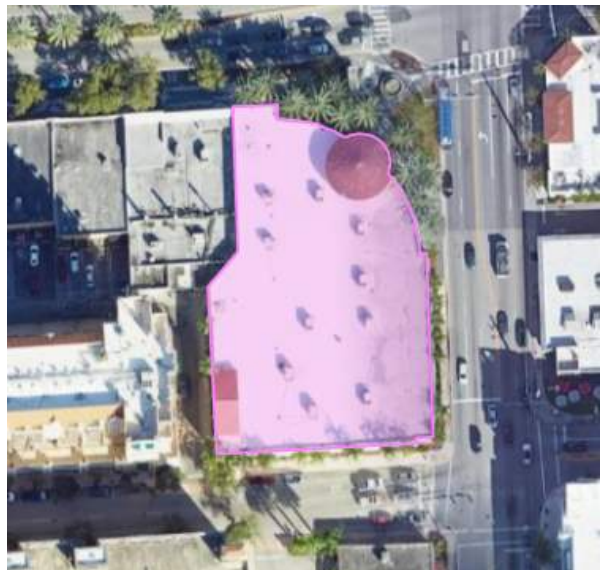
Dear Ms. Goizueta:

SCOPE

Architectural Testing, Inc., an Intertek company (Intertek), was retained by NNN TRS Inc. to perform the requested 25-year building Safety Inspection as part of recertifying the building is safe for use. The building is highlighted in the picture to the right.

PROJECT UNDERSTANDING

Intertek understands that the City of Coral Gables sent a Notice of Hearing to the owner concerning the 25-year recertification of the building structure. This letter addresses your concern raised in the NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY AND NOTICE OF HEARING dated February 28, 2025.



SITE ASSESSMENT

Thomas (TR) Hernacki P.E. has completed an initial safety inspection of the building. The safety inspection was based upon visually assessing the structural building components/systems. Our visual assessment included no destructive or non-destructive testing beyond sounding. The store space tenant was Ross Dress for Less.

FINDINGS

We certify that the building is safe to be occupied based on our initial assessment.

CLOSING

Should you have any questions or require additional information, please contact us at your convenience.

Respectfully Submitted,

Architectural Testing, Inc., an Intertek company

T.R. Hernacki P.E.
Senior Consultant
Florida Building Inspector BN4704
Building Science Solutions

