



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 12/29/2025

PROPERTY INFORMATION	
<b>Folio</b>	03-4108-006-3600
<b>Property Address</b>	290 ARAGON AVE CORAL GABLES, FL 33134-0000
<b>Owner</b>	LAGO INVESTMENTS LLC , C/O FREDRICK WOODBRIDGE JR P A
<b>Mailing Address</b>	2655 LEJEUNE RD 543 CORAL GABLES, FL 33134
<b>Primary Zone</b>	5004 MIXED-USE 2
<b>Primary Land Use</b>	1111 STORE : RETAIL OUTLET
<b>Beds / Baths /Half</b>	1 / 1 / 0
<b>Floors</b>	2
<b>Living Units</b>	1
<b>Actual Area</b>	5,059 Sq.Ft
<b>Living Area</b>	5,059 Sq.Ft
<b>Adjusted Area</b>	5,059 Sq.Ft
<b>Lot Size</b>	5,287 Sq.Ft
<b>Year Built</b>	1924

ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$1,982,625	\$1,982,625	\$1,982,625
<b>Building Value</b>	\$1,192,375	\$1,412,670	\$1,347,375
<b>Extra Feature Value</b>	\$0	\$9,705	\$0
<b>Market Value</b>	\$3,175,000	\$3,405,000	\$3,330,000
<b>Assessed Value</b>	\$3,175,000	\$3,391,630	\$3,083,300

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction		\$13,370	\$246,700

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

SHORT LEGAL DESCRIPTION
CORAL GABLES SEC K PB 8-33
LOTS 1 & 2 BLK 37
LOT SIZE 5287 SQ FT M/L



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,175,000	\$3,391,630	\$3,083,300
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,175,000	\$3,405,000	\$3,330,000
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,175,000	\$3,391,630	\$3,083,300
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,175,000	\$3,391,630	\$3,083,300

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/30/2019	\$3,620,000	31767-4569	Qual by exam of deed
04/07/2015	\$1,961,500	29584-3188	Qual by exam of deed
10/15/2014	\$0	29385-4530	Corrective, tax or QCD; min consideration
09/04/2008	\$10	26603-4553	Sales which are disqualified as a result of examination of the deed

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**CITY'S EXHIBIT #1**

290 Aragon Ave

<p><b><u>Owner (Property Appraiser and all Sunbiz addresses)</u></b> LAGO INVESTMENTS LLC C/O FREDERICK WOODBRIDGE, JR. P.A. 2655 LE JEUNE RD, 543 CORAL GABLES, FL 33134-5832</p>	<p><b><u>Owner (all Sunbiz addresses)</u></b> LAGO INVESTMENTS LLC a/k/a LAGO INVESTMENTS OF FLORIDA LLC C/O GENESIS TAX HOUSE OF FLORIDA, LLC REGISTERED AGENT 411 SE MIZNER BLVD, STE 72 MHS 1154 BOCA RATON, FL 33432-6001</p>
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**Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">SD-22-09-6647</a>	09/01/2022	290 ARAGON AVE	SHOP DRAWINGS	SHOP DRAWINGS FOR EXTEIOR DOORS	final	05/11/2023	05/11/2023	0.00
<a href="#">BL-22-09-6646</a>	09/01/2022	290 ARAGON AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM BL-20-02-5422 ***CHANGE OF CONTRACTOR FROM BL-18-11-3335 *** COMMERCIAL INTERIOR ALTERATIONS, REPLACE ONE DOOR, A/C UNITS \$295,000	final	09/01/2022	08/03/2023	0.00
<a href="#">EL-21-01-5509</a>	01/06/2021	290 ARAGON AVE	ELEC CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM EL18113453 *COMMERCIAL *HISTORIC *COMM INTERIOR/ EXTERIOR ALTERATION 59 LIGHTS, 36 TRACK FEETS, 65 OUTLETS 3 SPECIALS	final	02/03/2021	04/07/2021	0.00
<a href="#">UP-20-03-7405</a>	03/23/2020	290 ARAGON AVE	UPFRONT FEE - THIS IS NOT A PERMIT	**FIRE EXPEDITE REVIEW FOR RV-20-03-6513**	final	03/23/2020	03/23/2020	0.00
<a href="#">RV-20-03-6518</a>	03/05/2020	290 ARAGON AVE	REVISION TO PERMIT	CANCELLED LINKED TO WRONG PERMIT NUMBER	canceled		03/05/2020	0.00
<a href="#">RV-20-03-6513</a>	03/05/2020	290 ARAGON AVE	REVISION TO PERMIT	**HISTORIC** REVISION- ARCHITECTURAL, ELECTRICAL, & STRUCTURAL PAGES	final	12/07/2020	12/07/2020	0.00
<a href="#">BL-20-02-5422</a>	02/19/2020	290 ARAGON AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR TO BL-22-09-6646***CHANGE OF CONTRACTOR FROM BL-18-11-3335 *** COMMERCIAL INTERIOR ALTERATIONS, REPLACE ONE DOOR, A/C UNITS \$295,000	canceled	02/24/2020	09/01/2022	0.00
<a href="#">CE-19-12-3999</a>	12/09/2019	290 ARAGON AVE	CODE ENF LIEN SEARCH	LIEN SEARCH FOR: 290 ARAGON AVE/2333 SALZEDO	final			

**CITY'S EXHIBIT #3**

Permit ID	Issue Date	Address	Work Description	Category	Status	Start Date	End Date	Amount
AB-19-10-5490	10/24/2019	296 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *HISTORIC *ALUMINUM IMPACT FRENCH DOOR (1) & CASEMENTS ALUMINUM IMPACT WINDOWS (2) - WHITE FRAME & CLEAR GLASS \$7,500	canceled	10/24/2019	03/17/2023	0.00
EL-19-06-5508	06/20/2019	290 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMP FOR TEST	final	06/21/2019	06/26/2019	0.00
BL-19-06-5065	06/12/2019	290 ARAGON AVE	SIGNS	COMMERCIAL *HISTORICAL *SIGNS(2) - BLADE & NON-ILLUMINATED WALL "MANKIND GROOMING AND SERVICES" \$1,350	final	02/21/2020	09/08/2020	0.00
AB-19-06-4837	06/07/2019	290 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *HISTORICAL *REV PER PER DATE 12/18/19 (RESPONSE TO COMMENTS) *REV PER PER DATE 9/19/19 & 10/23/19 (RESPONSE TO COMMENTS) *SIGNS(2) - BLADE & NON-ILLUMINATED WALL "MANKIND GROOMING AND SERVICES" \$1350	final	06/07/2019	09/08/2020	0.00
EL-19-06-4696	06/05/2019	290 ARAGON AVE	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE DATA , TV, PHONES	final	06/06/2019	09/27/2019	0.00
FD-19-05-4492	05/01/2019	290 ARAGON AVE	FIRE MISCELLANEOUS REVIEW	FIRE SEATING ARRANGEMENT REVIEW FOR LIQUOR LICENSE.	final	03/26/2020	03/26/2020	0.00
ME-19-02-3570	02/11/2019	290 ARAGON AVE	MECH COMMERCIAL / RESIDENTIAL WORK	NEW AC SYSTEM, 3 AC UNITS, DUCTWORK, EXHAUST.	final	05/08/2019	04/07/2023	0.00
PL-19-01-3927	01/30/2019	290 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL *HISTORIC * INTERIOR/ EXTERIOR ALTERATIONS	final	02/26/2019	09/27/2019	0.00
UP-18-12-3188	12/19/2018	290 ARAGON AVE	UPFRONT FEE - THIS IS NOT A PERMIT	FIRE EXPEDITE FOR BL-18-12-2874	final	12/19/2018	12/19/2018	0.00
PL-18-12-3141	12/18/2018	290 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR DEMO ONLY	final	01/28/2019	02/04/2019	0.00
EL-18-12-3044	12/17/2018	290 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INTR. DEMO ONLY ELECTRICAL	final	01/28/2019	09/27/2019	0.00
UP-18-12-2875	12/12/2018	290 ARAGON AVE	UPFRONT FEE - THIS IS NOT A PERMIT	*UP FRONT FEE* BL18122874 INTR. DEMO ONLY \$2,400	final	12/12/2018	12/12/2018	0.00
BL-18-12-2874	12/12/2018	290 ARAGON AVE	DEMOLITION	CANCELED INTR. DEMO ONLY \$2,400	canceled	01/22/2019	06/10/2021	0.00
EL-18-11-3453	11/20/2018	290 ARAGON AVE	ELEC COMMERCIAL /	CHANGE OF CONTRACTOR TO EL21015509	canceled	03/13/2019	01/06/2021	0.00

Permit ID	Issue Date	Address	Work Description	Notes	Status	Start Date	End Date	Amount
			RESIDENTIAL WORK	*COMMERCIAL *HISTORIC *COMM INTERIOR/ EXTERIOR ALTERATION 59 LIGHTS, 36 TRACK FEETS, 65 OUTLETS 3 SPECIALS				
<a href="#">UP-18-11-3381</a>	11/19/2018	290 ARAGON AVE	UPFRONT FEE - THIS IS NOT A PERMIT	FIRE EXPEDITE FEE	final	11/26/2018	11/26/2018	0.00
<a href="#">BL-18-11-3335</a>	11/19/2018	290 ARAGON AVE	INT / EXT ALTERATIONS	CHANGE OF CONTRACTOR TO BL-20-02-5422 *** COMMERCIAL INTERIOR ALTERATIONS, REPLACE ONE DOOR, A/C UNITS \$295,000	canceled	02/20/2019	02/19/2020	0.00
<a href="#">AB-18-10-3699</a>	10/23/2018	290 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *HISTORIC *REV #2 (RESPONSE TO COMMENTS)REVISION TO PERMIT PER PERF DATE 12/06/2019 * (ADDING BARBER POLE AND ADDITIONAL EXTERIOR LIGHTING) * LIGHTING REVISION TO PERMIT - NEW EXTERIOR LIGHTING AND FLOOR TILE *RESUBMITTAL *INTERIOR/ EXTERIOR RENOVATIONS- NEW OPENINGS/ EXTERIOR AC UNITS \$45000	final	10/26/2018	01/04/2022	76.13
<a href="#">CE-18-07-3843</a>	07/25/2018	290 ARAGON AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE266374/T57618	final	07/26/2018	07/26/2018	0.00
<a href="#">SD-16-09-6117</a>	09/20/2016	296 ARAGON AVE	SHOP DRAWINGS	SHOP DRAWING (HANDRAIL )	final	10/04/2016	10/04/2016	0.00
<a href="#">PU-16-06-7959</a>	06/28/2016	296 ARAGON AVE	PUBLIC RECORDS SEARCH	DUPLICATE SET OF SHOP DRAWINGS FOR INSPECTION SD-16-05-6621	final	06/28/2016	06/28/2016	0.00
<a href="#">SD-16-06-7756</a>	06/24/2016	296 ARAGON AVE	SHOP DRAWINGS	SHOP DRAWINGS AWNINGS	final	07/26/2016	07/26/2016	0.00
<a href="#">SD-16-05-6621</a>	05/11/2016	296 ARAGON AVE	SHOP DRAWINGS	SHOP DRAWINGS WINDOWS & DOORS	final	05/26/2016	05/26/2016	0.00
<a href="#">RV-16-04-6817</a>	04/21/2016	296 ARAGON AVE	REVISION TO PERMIT	REVISION- ARCHITECTURAL PAGES	final	05/11/2016	05/11/2016	0.00
<a href="#">EL-15-09-5037</a>	09/30/2015	296 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK		canceled		10/13/2016	0.00
<a href="#">BL-15-09-4905</a>	09/28/2015	296 ARAGON AVE	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR ALTERATIONS, PARTIAL REPLACEMENT OF WINDOWS & DOORS, DEMO AWNINGS \$83,000	final	12/02/2015	11/07/2016	0.00
<a href="#">AB-15-06-4802</a>	06/08/2015	296 ARAGON AVE	BOA PRELIMINARY/MED BONUS/FINAL	REV#1 *HISTORIC* FINAL FOR COMMERCIAL -	final	06/08/2015	11/07/2016	0.00

Permit ID	Issue Date	Address	Project Description	Notes	Status	Start Date	End Date	Amount
BL-15-02-0294	02/06/2015	290 ARAGON AVE	BLD SIMPLE CHANGE OF CONTRACTOR	INTERIOR/ EXTERIOR RENOVATION POSTED * FB \$83000 *** CHANGE OF CONTRACTOR & CONVERT WINT P # 03030091 *** STOREFRONT \$10,000	final	02/06/2015	02/17/2015	0.00
PU-15-02-0208	02/04/2015	290 ARAGON AVE	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT 03030091	final	02/04/2015	02/04/2015	0.00
CE-15-01-1262	01/28/2015	290 ARAGON AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/05/2015	02/05/2015	0.00
RC-14-12-4084	12/17/2014	290 ARAGON AVE	BLDG RECERT / CRB	40 YEAR OR OLDER BUILDING RECERTIFICATION	final	12/17/2014	12/18/2014	0.00
PW-14-05-3582	05/21/2014	290 ARAGON AVE	UTILITIES (CITY GAS) PERMIT	CUT & CAP GAS SERVICE AT MAIN \$668.00	final	05/27/2014	10/23/2015	0.00
EL-10-10-5102	10/19/2010	290 ARAGON AVE	ELEC SIGNS	ELCTRIC FOR ONE SIGN	final	10/19/2010	11/17/2010	0.00
CE-10-10-4162	10/06/2010	290 ARAGON AVE	CODE ENF WARNING PROCESS	WT14610 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM REAR OF BUILDING (VISIBLE FROM ALLEY).	final	10/06/2010	10/06/2010	0.00
PW-10-05-4842	05/25/2010	290 ARAGON AVE	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF SIDEWALK BOND PAID BY LEE PCKER & ASSOCIATES INC 9000 SHERIDAN ST SUITE 150, PEMBROKE PINES, FL 33024	final	06/07/2010	07/06/2010	0.00
CE-10-05-4657	05/21/2010	290 ARAGON AVE	CODE ENF WARNING PROCESS	WT5861 SEC 5-1902 ZC (BAN) SUNCOAST CREDIT UNION BANNER INSTALLED W/O PERMIT. MUST EITHER REMOVE BANNER OR OBTAIN PERMIT FOR TEMPORARY SIGNAGE.	final	05/21/2010	03/30/2011	0.00
BL-10-05-4539	05/20/2010	290 ARAGON AVE	ROOF / LIGHT WEIGHT CONC	2 TYPE: RE ROOF ZION TILE, ALHAMBRA HANDMADE CLAY TILE TERRACOTTA BLEND, POLYGLASS MODIFIED BITUMEN ROOF SYSTEM \$6,500	final	05/20/2010	07/02/2010	0.00
AB-10-05-3415	05/05/2010	290 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF ZION TILE, ALHAMBRA HANDMADE CLAY TILE TERRACOTTA BLEND \$ 6500	final	05/05/2010	07/16/2010	0.00
HI-10-04-4848	04/27/2010	290 ARAGON AVE	CERTIFICATE OF APPROPRIATENESS - STANDARD	(EASTERN FINANCAL CREDIT UNION) INSTALLATION OF ILLUM. SPACE COAST LETTERS	final	12/21/2010	12/21/2010	0.00
BL-10-04-4559	04/22/2010	290 ARAGON AVE	SIGNS	INSTALL ILLUMINATED CHANNNEL LETTERS "SPACE COAST CREDIT UNION" \$4450	final	10/19/2010	11/17/2010	0.00
AB-10-04-4138	04/15/2010	290 ARAGON AVE	BOA COMPLETE (LESS THAN	INSTALL ILLUMINATED	final	04/15/2010	11/17/2010	0.00

Permit ID	Issue Date	Address	Category	Description	Status	Start Date	End Date	Amount
		AVE	\$75,000)	CHANNNEL LETTERS "SPACE COAST CREDIT UNION" \$5389				
<a href="#">EL-10-03-3326</a>	03/08/2010	290 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	FIRE REPAIRS-NEW SERVICE- 1 EQUIPMENT OUTLET; 1 DEMO OF CIRCUIT; 18 LIGHT SOCKETS; 37 ROUGH IN OUTLETS;1- 200 AMP SERVICE; 1-200 AMP SUBFEED; 1 200 AMP SWITCHBOARD; 2 TON A/C CENTRAL	final	03/08/2010	05/20/2010	0.00
<a href="#">ME-10-03-3283</a>	03/05/2010	290 ARAGON AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL 3 TON A/C CENTRAL UNIT, HEATING, DUCTWORK, VENTILATION, 1 FAN	final	03/08/2010	06/29/2010	0.00

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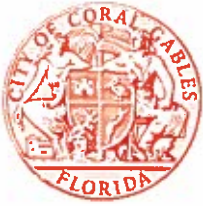
### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">PL-10-03-3220</a>	03/04/2010	290 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL (3) ROUGH/SET FOR THE COMM INTERIOR RENOVATIONS	final	03/04/2010	06/16/2010	0.00
<a href="#">HI-09-11-2752</a>	11/30/2009	290 ARAGON AVE	CERTIFICATE OF APPROPRIATENESS - STANDARD	FIRE DAMAGE REPAIRS	final	07/21/2010	07/21/2010	0.00
<a href="#">BL-09-11-2675</a>	11/25/2009	290 ARAGON AVE	INTERIOR ALTERATION ONLY	COMM INTERIOR RENOVATIONS TO REPAIR FIRE DAMAGE \$70000	final	02/18/2010	07/16/2010	0.00
<a href="#">AB-09-10-3588</a>	10/28/2009	290 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	EXT./INT RENOVATIONS(10 WINDOWS & 3 DOORS W/IMPACT WHITE FRAME & CLEAR GLASS)\$70000	final	10/28/2009	07/16/2010	0.00

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<a href="#">REVR-25-09-4280</a>	Revision to Permit	Commercial - Exterior	In Review	09/30/2025			(HISTORICAL 290-296 ARAGON AVE). REVISION to add Balcony repair details.	290 ARAGON AVE
<a href="#">BLDB-25-09-3671</a>	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Denied	09/12/2025			Subdivision of 1st floor commercial space.	290 ARAGON AVE
<a href="#">ZONC-25-07-0579</a>	Zoning Commercial	Painting	Issued	07/24/2025	03/24/2026		exterior paint	290 ARAGON AVE
<a href="#">SHOP-25-07-1748</a>	Shop Drawings	Windows/ Doors/ Etc	Issued	07/21/2025	02/25/2026		BLDB-24-09-2868// Window installation	290 ARAGON AVE
<a href="#">ELEC-25-07-3715</a>	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	07/17/2025	05/12/2026	11/13/2025	New Retail Store - Truffle Temptation - No indoor seating shown on plans	290 ARAGON AVE
<a href="#">PWKS-25-07-3661</a>	Public Works Permit	Temporary ROW Obstruction	Expired	07/09/2025	11/26/2025		TEMPORARY ROW OBSTRUCTION WITH SCISSOR LIFT - use 1 man lift to do a repair of the balcony, as per BLDB-24-09-2868	290 ARAGON AVE
<a href="#">BLDB-25-04-3349</a>	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Issued	04/11/2025	05/14/2026		TO ADDRESS VIOLATION CASE# NOVI-25-03-9439. -ALTERATION TO EXISTING PARTITION. -BLOCKING ACCESS TO BALCONY. -NEW LIGHT FIXTURES ADDED TO ALTERED PARTITION.	290 ARAGON AVE
<a href="#">BLDB-24-12-3120</a>	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Issued	12/30/2024	03/03/2026		New Retail Store - Truffle Temptation - No indoor seating shown on plans	290 ARAGON AVE
<a href="#">PEXT-24-10-1336</a>	Permit Extension/ Renewal	Electrical	Finalized	10/27/2024		11/12/2024	****11/07/2024**** *renew Service repair permit ELEC-23-04-1257	290 ARAGON AVE
<a href="#">BLDB-24-09-2868</a>	FBC Building (Commercial)	Addition/ Exterior Renovations	Issued	09/17/2024	03/23/2026		Balcony repair and facade restoration (HISTORICAL 290-296 ARAGON AVE).	290 ARAGON AVE
<a href="#">ZONC-24-09-0468</a>	Zoning Commercial	Driveway/Walkway	Finalized	09/02/2024	03/25/2025	10/01/2024	Repair/resurface asphalt at rear of the property.	290 ARAGON AVE
<a href="#">BLDB-24-07-2701</a>	FBC Building (Commercial)	Roofing	Finalized	07/17/2024	02/03/2025	08/06/2024	Repair of roof and MISC Maintenance work as per attached list of work	290 ARAGON AVE

<a href="#">ELEC-24-07-2635</a>	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	07/11/2024	02/24/2025	08/28/2024	Minor electrical work for reno, per plans.	290 ARAGON AVE
<a href="#">BLDR-24-07-5790</a>	FBC Residential	Roofing	Cancelled	07/09/2024		07/11/2024	**Permit will be cancelled, applied for incorrect permit type, please apply for FBC Commercial roofing** Repair of roof and MIS C Maintenance work as per attached list of work	290 ARAGON AVE
<a href="#">RECT-24-05-0324</a>	Building Recertification	Recertification	Denied	05/25/2024			BUILDING RECERTIFICATION (YEAR BUILT 1924)	290 ARAGON AVE
<a href="#">PWKS-24-03-2531</a>	Public Works Permit	Temporary ROW Obstruction	Finalized	03/21/2024	05/15/2024	04/22/2024	Temporary ROW Obstruction with ladder to install non illuminated wall sign the neat waxing Permit No. B LDB-23-12-2230	290 ARAGON AVE
<a href="#">BLDB-24-03-2411</a>	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	03/21/2024	03/10/2025	09/10/2024	(aka 2333 SALZEDO ST) Renovation of the existing office, build a partition to separate into 2 office suites. Mechanical and Electrical systems to remain unchanged. No plumbing work, no exterior work.	290 ARAGON AVE
<a href="#">BLDB-23-12-2230</a>	FBC Building (Commercial)	Signs	Finalized	12/20/2023	03/10/2025	09/10/2024	2333 SALZEDO ST. The neat waxing -non illuminated wall sign installation	290 ARAGON AVE
<a href="#">PRNW-23-10-0747</a>	Permit Renewal	Building	Finalized	10/17/2023	04/19/2024	01/29/2024	***10/19/2023***Windows and Doors replacement 2 Windows 1 Door Frame: White Glass: Clear	290 ARAGON AVE
<a href="#">ELEC-23-04-1257</a>	Electrical Commercial	Service Change	Finalized	04/12/2023	08/25/2025	02/25/2025	Service repair	290 ARAGON AVE
<a href="#">BLDB-21-12-0268</a>	FBC Building (Commercial)	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Finalized	12/27/2021	10/08/2024	04/11/2024	**10/19/2023**Windows and Doors replacement 2 Windows 1 Door Frame: White Glass: Clear	290 ARAGON AVE
<a href="#">BLDR-21-12-0711</a>	FBC Residential	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Cancelled	12/27/2021		12/22/2022	CREATED IN ERROR	290 ARAGON AVE
<a href="#">PWKS-21-10-0136</a>	Public Works Permit	Utilities	Finalized	10/29/2021	03/31/2023	11/16/2023	AT&T 1) PROPOSE 8 0' OF TRENCH OPEN CUT WITH 1-4" PVC PIPE ON THE ALLEY BEHIND 375 MIRACLE MILE - THE MEZCAL PROJECT. SOUTH SIDE OF THE ALLEY. 2) EXISTING AT&T POLE TO BE REMOVED. 3) PROPOSE POLE TO BE PLACED BY FPL.	290 ARAGON AVE



## The City of Coral Gables

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

December 18, 2014

JULIUS SER TRS MILDRED SER TRS  
4606 PRAIRIE AVE  
MIAMI BEACH, FL 33140

### **LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY**

**PROPERTY FOLIO: # 03-4108-006-3600**  
**ADDRESS: 290 ARAGON AVE. CORAL GABLES, FL 33134**

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2014. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez", is written over the typed name.

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S EXHIBIT #4**



# The City of Coral Gables

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

5/3/2022

290 ARAGON LLC  
340 JEFFERSON AVE 2  
MIAMI, FL 33139

RE: 290 ARAGON AVE  
FOLIO # 341080063600

**VIA CERTIFIED MAIL**

**7021 2720 0001 4958 9131**

**\*\*\*COURTESY 2-YEAR NOTICE\*\*\***

Notice of Required Inspection for Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address will be forty (40) years old, or older, in **2024** having been built in 1924.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Recertification Report ("Report") must be submitted for this property to the City of Coral Gables in **2024**.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <https://www.miamidade.gov/global/economy/building/40-year-recertification.page>

The Recertification Report fee of \$500.00 **and** additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134.

Please note the Building Recertification Report must be dated **2024**.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S EXHIBIT #5**



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

2/2/2023

**VIA CERTIFIED MAIL**

7021 2720 0001 4958 7656

LAGO INVESTMENTS LLC  
C/O FREDRICK WOODBRIDGE JR P A  
2655 LEJEUNE RD, 543  
CORAL GABLES, FL 33134

**RE:** 290 ARAGON AVE  
**FOLIO #** 341080063600  
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 1924. 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

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](mailto: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 1970 0000 4016 0190

LAGO INVESTMENTS LLC  
C/O FREDRICK WOODBRIDGE JR P A  
2655 LEJEUNE RD 543  
CORAL GABLES, FL 33134

**RE:** 290 ARAGON AVE  
**FOLIO #** 03-4108-006-3600

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 1924. 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-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](mailto: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  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

5/10/2024

**VIA CERTIFIED MAIL**

7019 1640 0001 2647 4262

LAGO INVESTMENTS LLC  
C/O FREDRICK WOODBRIDGE JR P A  
2655 LEJEUNE RD 543  
CORAL GABLES, FL. 33134

**RE:** 290 ARAGON AVE  
**FOLIO #** 03-4108-006-3600

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

7019 1640 0001 2647 4798

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY

6/17/2024

CORAL GABLES, FL 33134  
LAGO INVESTMENTS LLC  
C/O FREDRICK WOODBRIDGE JR P A  
2655 LEJEUNE RD 543  
CORAL GABLES, FL 33134

**RE:** 290 ARAGON AVE  
**FOLIO #** 03-4117-005-4000  
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 [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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. 25-1230  
RECT-24-05-0327

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1749 3960 48

Lago Investments LLC  
C/O Fredrick Woodbridge Jr P A  
2655 Le Jeune Rd, 543  
Coral Gables, FL 33134  
Respondent.

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: June 4, 2026

Re: 290 Aragon Ave, Coral Gables, FL 33134, Lots 1 & 2 Blk 37 Coral Gables Sec K PB 8-33 and 03-4108-006-3600 (Property").

On January 14, 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 \$28,108.75 , 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 June 15, 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.

**CITY'S EXHIBIT #6**

including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

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](mailto: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](mailto: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](mailto:cfriedman@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

CC:

Lago Investments LLC, a/k/a Lago Investments of Florida LLC, C/O Genesis Tax House of Florida LLC, Registered Agent, 411 SE Mizner Blvd, Ste. 72, MHS 1154, Boca Raton, FL 33432-6001 9589 0710 5270 1749 3960 55



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

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

I, Salvador Sole, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 290 ARAGON AVE, ON 06-03-26 AT  
1:08 PM.

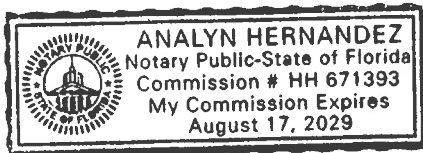
Salvador Sole  
Employee's Printed Name

Sole  
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 3<sup>rd</sup> day of June, in the year 2026, by  
Salvador Sole who is personally known to me.

My Commission Expires: August 17, 2029



[Signature]  
Notary Public

Jun 3, 2026 at 1:08:52 PM

**BEFORE THE CONSTRUCTION REGULATION BOARD  
FOR THE CITY OF CORAL GABLES**

296 Aragon Ave

Coral Gables FL 33134

United States

CITY OF CORAL GABLES,  
Petitioner,

vs.

Lago Investments LLC  
C/O Fredrick Woodbridge Jr P A  
2655 Le Jeune Rd, 543  
Coral Gables, FL 33134  
Respondent.

Case No. 15-1230  
Pgs 1, 2, 3, 4, 5  
Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1749 3960 48

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: June 4, 2026

Re: 290 Aragon Ave, Coral Gables, FL 33134, Lots 1 & 2 Blk 37 Coral Gables Sec K PB 8-33 and 03-4108-006-3600 (Property").

On January 14, 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 \$28,108.75, 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 June 15, 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.

**CITY'S EXHIBIT #8**

Jun 3, 2026 at 1:09:00 PM  
296 Aragon Ave  
Coral Gables FL 33134  
United States



**Prepared by and Return to:**  
**Manuel J. Vadillo, Esq.**  
**Sanchez Vadillo LLP**  
**11402 NW 41st Street Suite 202**  
**Doral, FL 33178**  
**305-436-1410**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **30** day of **December, 2019** between **290 Aragon LLC, a Florida limited liability company** whose post office address is **C/O Manuel J. Vadillo 1200 Brickell Avenue, Suite 1480 #2, Miami, FL 33131**, grantor, and **Lago Investments, LLC, a Minnesota limited liability company**, whose post office address is **C/O Fredrick Woodbridge, Jr. P.A. 2655 LeJeune Rd, Suite 543, Coral Gables, FL 33134** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

**Lots 1 and 2, Block 37, of CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida and**

**A portion of Lot 3, Block 37, of CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:**

**Begin at the Northwest corner of Lot 3 in said Block 37; thence run East along the North line of said Lot 3, for a distance of 1.5 feet more or less to the Northeast corner of Building No. 290 Aragon Avenue; thence run Southerly, along the East building line of said Building No. 290 Aragon Avenue, for a distance of 51.4 feet more or less to a Southeasterly corner of said Building No. 290 Aragon Avenue; thence run Westerly along a South line of said Building No. 290 Aragon Avenue, for a distance of 1.2 feet more or less to a point in the West line of said Lot 3; thence run North along the West line of said Lot 3, for a distance of 51.4 feet more or less to the Point of Beginning.**

**Parcel Identification Number: 03-4108-006-3600**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

*[Signatures appear on the following page.]*

**CITY'S EXHIBIT #9**

Signed, sealed and delivered in our presence:

Manuel J Vadillo  
 Witness Name: Manuel J Vadillo

[Signature]  
 Witness Name: Yailianareyua

**290 Aragon LLC,  
a Florida limited liability company,**

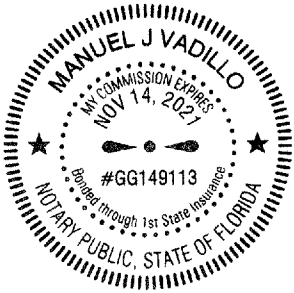
**By: 23rd Street Delaware Statutory Trust  
Agreement, its sole Member**

[Signature]  
 By: Arthur D. Porosoff, Management Trustee

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 27 day of December, 2019 by Arthur D. Porosoff, Management Trustee of the 23rd Street, Delaware Statutory Trust Agreement, Sole Member of 290 Aragon LLC, a Florida limited liability company, who  is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]



Manuel J Vadillo  
 Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



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

## Detail by Entity Name

Foreign Limited Liability Company  
LAGO INVESTMENTS OF FLORIDA, LLC

### Cross Reference Name

LAGO INVESTMENTS, LLC

### Filing Information

<b>Document Number</b>	M19000011627
<b>FEI/EIN Number</b>	45-2548688
<b>Date Filed</b>	12/06/2019
<b>State</b>	MN
<b>Status</b>	INACTIVE
<b>Last Event</b>	REVOKED FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/24/2021
<b>Event Effective Date</b>	NONE

### Principal Address

411 SE MIZNER BLVD STE 72  
MHS 1154  
BOCA RATON, FL 33432

Changed: 02/28/2020

### Mailing Address

411 SE MIZNER BLVD STE 72 MHS 1154  
BOCA RATON, FL 33432

### Registered Agent Name & Address

GENESIS TAX HOUSE OF FLORIDA, LLC.  
411 SE MIZNER BLVD STE 72  
BOCA RATON, FL 33432

Name Changed: 02/28/2020

Address Changed: 02/28/2020

### Authorized Person(s) Detail

**Name & Address**

Title MGR

WOODBIDGE JR., FREDERICK  
2655 S. LE JEUNE RD. STE 543  
CORAL GABLES, FL 33134

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	02/28/2020

**Document Images**

<a href="#">02/28/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/06/2019 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>

MA9000011627

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

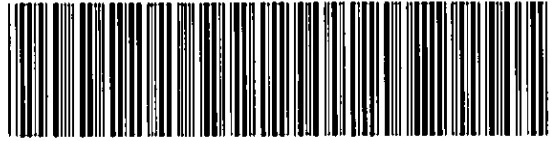
(Business Entity Name)

(Document Number)

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# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Lago Investment LLC

- \_\_\_ Art of Inc. File \_\_\_\_\_
- \_\_\_ LTD Partnership File \_\_\_\_\_
- \_\_\_ Foreign Corp. File \_\_\_\_\_
- \_\_\_ L.C. File \_\_\_\_\_
- \_\_\_ Fictitious Name File \_\_\_\_\_
- \_\_\_ Trade/Service Mark \_\_\_\_\_
- \_\_\_ Merger File \_\_\_\_\_
- \_\_\_ Art. of Amend. File \_\_\_\_\_
- \_\_\_ RA Resignation \_\_\_\_\_
- \_\_\_ Dissolution / Withdrawal \_\_\_\_\_
- \_\_\_ Annual Report / Reinstatement \_\_\_\_\_
- \_\_\_ Cert. Copy \_\_\_\_\_
- \_\_\_ Photo Copy \_\_\_\_\_
- \_\_\_ Certificate of Good Standing \_\_\_\_\_
- \_\_\_ Certificate of Status \_\_\_\_\_
- \_\_\_ Certificate of Fictitious Name \_\_\_\_\_
- \_\_\_ Corp Record Search \_\_\_\_\_
- \_\_\_ Officer Search \_\_\_\_\_
- \_\_\_ Fictitious Search \_\_\_\_\_
- \_\_\_ Fictitious Owner Search \_\_\_\_\_
- \_\_\_ Vehicle Search \_\_\_\_\_
- \_\_\_ Driving Record \_\_\_\_\_
- \_\_\_ UCC 1 or 3 File \_\_\_\_\_
- \_\_\_ UCC 11 Search \_\_\_\_\_
- \_\_\_ UCC 11 Retrieval \_\_\_\_\_
- \_\_\_ Courier \_\_\_\_\_

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Signature \_\_\_\_\_

Requested by: SETH

12/06/19

Name \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

COVER LETTER

TO: Registration Section  
Division of Corporations

SUBJECT: Lago Investments LLC  
Name of Limited Liability Company

The enclosed "Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida," Certificate of Existence, and check are submitted to register the above referenced foreign limited liability company to transact business in Florida.

Please return all correspondence concerning this matter to the following:

Frederick Woodbridge, Jr.  
Name of Person  
Frederick Woodbridge, Jr. P.A.  
Firm/Company  
2655 S. Le Jeune Rd. Ste 543  
Address  
Coral Gables, FL 33134  
City/State and Zip Code  
fwoodbridge@bellsouth.net  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Frederick Woodbridge Jr. at (305) 358-9414  
Name of Contact Person Area Code Daytime Telephone Number

**MAILING ADDRESS:**  
Division of Corporations  
Registration Section  
P.O. Box 6327  
Tallahassee, FL 32314

**STREET ADDRESS:**  
Division of Corporations  
Registration Section  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

2019C 0-6 F:11:10  
MAY 1 2019

Enclosed is a check for the following amount:

Please make check payable to: FLORIDA DEPARTMENT OF STATE

- \$125.00 Filing Fee
- \$130.00 Filing Fee & Certificate of Status
- \$155.00 Filing Fee & Certified Copy
- \$160.00 Filing Fee, Certificate of Status & Certified Copy

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. Lago Investments, LLC
(Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

Lago Investments of Florida, LLC
(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC.")

2. Minnesota 45-2548688
(Jurisdiction under the law of which foreign limited liability company is organized) (FEI number, if applicable)

4.
(Date first transacted business in Florida, if prior to registration.)
(See sections 605.0904 & 605.0905, F.S. to determine penalty liability)

5. 2345 Rice Str #230 411 SE Mizner Blvd Ste 72 MHS 1154
(Street Address of Principal Office) (Mailing Address)
Roseville, MN 55113 Boca Raton, FL 33432

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Frederick Woodbridge, Jr. P.A.
Office Address: 2655 S. Le Jeune Rd. Ste 543
Coral Gables, Florida 33134
(City) (Zip code)

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M...
...
...

Registered agent's acceptance:
Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Woodbridge
(Registered agent's signature)

8. For initial indexing purposes, list names, title or capacity and addresses of the primary members/managers or persons authorized to manage [up to six (6) total]:

<u>Title or Capacity:</u>	<u>Name and Address:</u>	<u>Title or Capacity:</u>	<u>Name and Address:</u>
<input checked="" type="checkbox"/> Manager	Name: <u>Frederick Woodbridge Jr.</u>	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: <u>2655 S. Le Jeune Rd. Ste 543</u>	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	<u>Coral Gables, FL 33134</u>	<input type="checkbox"/> Authorized Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Manager	Name: _____	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	_____	<input type="checkbox"/> Authorized Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Manager	Name: _____	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	_____	<input type="checkbox"/> Authorized Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

2019 DEC 6 AM 11:11  
 STATE OF FLORIDA  
 DEPARTMENT OF STATE

**Important Notice:** Use an attachment to report more than six (6). The attachment will be imaged for reporting purposes only. Non-indexed individuals may be added to the index when filing your Florida Department of State Annual Report form.

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

*Frederick Woodbridge Jr.*

Signature of an authorized person

Frederick Woodbridge, Jr., Manager

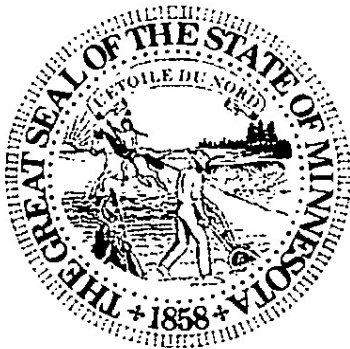
Typed or printed name of signer

**Office of the Minnesota Secretary of State  
Certificate of Good Standing**

I, Steve Simon, Secretary of State of Minnesota, do certify that: The business entity listed below was filed pursuant to the Minnesota Chapter listed below with the Office of the Secretary of State on the date listed below and that this business entity is registered to do business and is in good standing at the time this certificate is issued.

Name: LAGO INVESTMENTS, LLC  
Date Filed: 03/13/2017  
File Number: 940187200057  
Minnesota Statutes, Chapter: 322C  
Home Jurisdiction: Minnesota

This certificate has been issued on: 12/06/2019



*Steve Simon*

Steve Simon  
Secretary of State  
State of Minnesota

2019 DEC -6 PM 11:10

**Business Record Details »**

Minnesota Business Name

**LAGO INVESTMENTS, LLC**

**Business Type**

Limited Liability Company (Domestic)

**MN Statute**

322C

**File Number**

940187200057

**Home Jurisdiction**

Minnesota

**Filing Date**

3/13/2017

**Status**

Inactive

**Renewal Due Date**

12/31/2020

**Registered Office Address**

2345 Rice Str #230  
Roseville, MN 55113  
USA

**Registered Agent(s)**

Corporation Service Company

**Principal Executive Office Address**

411 SE Mizner Blvd Ste 72 MHS 1154  
Boca Raton, FL 33432  
USA

**Manager**

FREDERICK WOODBRIDGE, Jr  
130 MINORCA AVENUE  
CORAL GABLES, FL 33134  
USA

**Filing History**

**Filing History**

Select the item(s) you would like to order:

Filing Date

Filing

Effective Date

- 3/13/2017 Original Filing - Limited Liability Company (Domestic)  
(Business Name: LAGO INVESTMENTS, LLC)

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- 3/19/2019 Administrative Termination - Limited Liability Company (Domestic)

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- 4/15/2019 Annual Reinstatement - Limited Liability Company (Domestic)

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- 4/1/2020 Statement of Termination - Limited Liability Company (Domestic)

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Secretary of State - [Terms & Conditions](#)

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

**CASE REFERENCE NUMBER:**

RECT-24-05-0324

**LICENSEE NAME:** Wilfredo Agurto

**TITLE:** Architect

**ADDRESS:** 3370 Coral Way Miami FL 33145

**JURISDICTION NAME:**

City of Coral Gables

**SIGNATURE:**  Date: 2024.05.22 17:40:05-04'00'

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

1. DESCRIPTION OF BUILDING	
a. Name on Title: Lago Investments LLC C/O FEDRICK WOODBRIDGE JR. P.A.	
b. Building Street Address: 290 Aragon Ave. / 2333 Salzedo St. Coral Gables	Bldg. #:
c. Legal Description: Coral Gables Sec. K PB 8-33 Lots 1 & 2 BLK 37	Attached: <input type="checkbox"/>
d. Owner's Name: Fedrick Woodbridge Jr.	
e. Owner's Mailing Address: 2655 Lejeune Rd. 543 Coral Gables FL 33134	
f. Folio Number of Property on which Building is Located: 03-4108-006-3600	
g. Building Code Occupancy Classification: Business group B	
h. Present Use: Business	
i. General Description of building (overall description, structural systems, special features):	
This is a 2 story cbs structure with a slab on grade ground floor a wood second floor and a wood roof. Textured stucco finish, aluminum and glass doors / windows / storefront, wood main door and metal secondary doors. Steel roof access stair. Old Spanish style with wood balcony and Spanish roof tiles.	
j. Number of Stories: 2	k. Is this a Threshold Building <sup>1</sup> as per 553.71(12) F.S. (Yes/No): No
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments:	
This building is considered of historical significance.	

n. Additions to original structure:	
None	
o. Total Actual Building Area of all floors: 5,059	S.F.

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: 1/31/24
b. Date(s) of actual inspection: 3/22/24, 3/24/24
c. Name, license number, discipline of practice, and qualifications of licensee submitting report: Architect Florida license#: AR93855, 25 years practicing architecture.
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: N/A: <input checked="" type="checkbox"/>
e. Are Any Structural Repairs Required? (YES/NO): Yes
1. If required, describe, and indicate acceptance: Roof ponding areas need repair to prevent further deterioration for roof structure.
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions: Building have been recently remodel and renovated to served needs of new tenants. Building is in good conditions interiors and exteriors. Roof drainage need repairs in order to prevent ponding in some areas.
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: The building has some electrical open permits for a manor AT&T service repair. Owner is working to close open permit.

### 3. SUPPORTING DATA (Reference all photos indicated in report with corresponding section number)

- a. \_\_\_\_\_ Number of Additional sheets of written data
- b. \_\_\_\_\_ Number of Photographs provided (plus each building elevation)
- c. \_\_\_\_\_ Number Drawings or sketches provided (aerial, site, footprint, etc.)
- d. \_\_\_\_\_ Number of Test reports attached

### 4. FOUNDATION

a. Describe the building foundation:

Foundation looks in good conditions, reflected in no significant walls cracks, settlements or other signs of foundation problems.

b. Is wood in contact or near soil? (Yes/No): No

c. Signs of differential settlement? (Yes/No): No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

PROVIDE PHOTO 4d

No major cracks on walls. Minor hairlines crack found see pictures attached. PHOTO 4d, 4d 1, 4d2, and 4d 3,

e. Is water drained away from the foundation? (Yes/No/Needs Repair): Needs Repair

f. Is there additional sub-soil investigation required? (Yes/No): No

1. Describe:

There is a water accumulation at one of the southeast corners of the building (see picture 4e) due to condensing line broken pipe. (PHOTO 4d-5)

### 5. PRESENT CONDITION OF OVERALL STRUCTURE

a. General alignment: (Note: good, fair, needs attention, explain if significant)

PROVIDE PHOTO 5a

1. Bulging: Good

2. Settlement: Good

3. Deflections: Good

4. Expansion: Good

5. Contraction: Good

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO 5b
None	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c
Some manor wall cracks found (see Photos 4ds) Some parapet spalling (see photo 5c) see some wall stains (photo 5c-1) see some moisture accumulation on exterior wall (see photo 5c-2) some ceiling paint peeling (see photo 5c-3)	
d. Cracks: Note location in significant members. Identify crack size as <b>HAIRLINE</b> if barely discernible; <b>FINE</b> if less than 1 mm in width; <b>MEDIUM</b> if between 1- and 2-mm width; <b>WIDE</b> if over 2 mm.	PROVIDE PHOTO 5d
Fine (Less than 1 mm)	PHOTO 4d
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
See photo 5e, photo 5c, photo 5e-1, photo 5e-2, photo 5e-3	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
Entire building has been re-stuccoed and paint and it is in good conditions. Some area of re-patch after re-stucco (see photo 5f)	
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
Commercial	
h. Signs of overloading? (Yes/No): No	
1. Describe:	

<b>6. MASONRY BEARING WALL:</b> (Indicate good, fair, needs repair on appropriate lines)	This Section is N/A: <input type="checkbox"/>	<b>PROVIDE PHOTO 6</b>
a. Concrete masonry units: <b>Good</b>		
b. Clay tile or terra cotta units: <b>Fair</b>		
c. Reinforced concrete tie columns: <b>Good</b>		
d. Reinforced concrete tie beams: <b>Good</b>		
e. Lintel: <b>Good</b>		
f. Other type bond beams: <b>N/A</b>		<b>PROVIDE PHOTO 6f</b>
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: <b>Good</b>		
2. Veneer: <b>N/A</b>		
3. Paint only: <b>Good</b>		
4. Other (describe): <b>N/A</b>		
h. Interior masonry finishes (choose those that apply):		<b>PROVIDE PHOTO 6h</b>
1. Vapor barrier: <b>Good</b>		
2. Furring and plaster: <b>Good</b>		
3. Paneling: <b>N/A</b>		
4. Paint only: <b>Good</b>		
5. Other (describe): <b>N/A</b>		
i. Cracks:		<b>PROVIDE PHOTO 6i</b>
1. Location (note beams, columns, other): <b>N/A</b>		
2. Description:		
Cracks detected only on exterior walls as shown on pictures		
j. Spalling <b>None Observed</b>		<b>PROVIDE PHOTO 6j</b>
1. Location (note beams, columns, other):		
2. Description:		

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

<b>7. FLOOR AND ROOF SYSTEM</b>	
a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	<b>PROVIDE PHOTO 7a1</b>
Existing roof is a flat roof with built-up roofing membrane. Roof structure is wood rafters, roof has small parapet. Roof membrane is in fair conditions. See photo 7a1 & 7a2. some roof ponding detected due to lack of proper roof drain scuppers see photo 7a3	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	<b>PROVIDE PHOTO 7a2</b>
A/C units are located at ground level or at the wall see photo 7a2.1 no additional heavy loads at roof. One a/c unit ins on the roof and screen needs repair see photo photo 7a2.2. Also one antenna are in the roof and is not properly attached to the structure see photo 7a2.3.	
3. Describe roof drainage system, main and overflow, and indicate condition:	<b>PROVIDE PHOTO 7a3</b>
Roof drainage system is not enough for the whole area. Some areas shown roof ponding due to inappropriate roof drainage. Repair required. See photo 7a3	
4. Describe parapet build and current conditions:	<b>PROVIDE PHOTO 7a4</b>
Some parapet areas and scuppers need repair and replacement. See pictures photo 7a4 and 7a4a	
5. Describe mansard build and current conditions:	<b>PROVIDE PHOTO 7a5</b>
There is no mansard roof on this building	

6. Describe roofing membrane/covering and current conditions:	<b>PROVIDE PHOTO 7a6</b>
Roof membrane covering is in fair conditions. See photo 7a6	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	<b>PROVIDE PHOTO 7a7</b>
Some roof area shown signs of ponding photo 7a3	
8. Note any expansion joints and condition:	<b>PROVIDE PHOTO 7a8</b>
None visible	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	<b>PROVIDE PHOTO 7b1</b>
Floor system are slab on grade at ground floor level. Slab is in good conditions. Second floor system is wood joist with and average span of 15'. 2nd Floor system is sound and in good conditions. Some slab on grade on vacant space is unfinished. See photo 7b1	
2. Balconies: Indicate location, framing system, material, and condition:	N/A: <input type="checkbox"/> <b>PROVIDE PHOTO 7b2</b>
Existing balcony is a woof structure that need repair, reinforcement and some railing members replacement. Balcony have been blocked from access. See photo 7b2	
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A: <input type="checkbox"/> <b>PROVIDE PHOTO 7b3</b>
Interior stair is wood frame in sound and good conditions. Exterior roof access stair is metal frame in poor conditions. It need reinforcement, connections to the wall at the top and refinishing and paint. Access to roof should be restricted to public. See photo 7b3	
4. Ramps: indicate location, framing type, material, and condition:	N/A: <input checked="" type="checkbox"/> <b>PROVIDE PHOTO 7b4</b>
There is no ramps on this building.	
5. Guardrails and handrails: describe type, material, and condition:	N/A: <input type="checkbox"/> <b>PROVIDE PHOTO 7b5</b>
Interior stair rain and handrail is alum. in good conditions. Exterior stair handrail and railing are metal and is in poor conditions and need repair and maintenance. Railing and handrail not up to code see photo 7b5. Metal stair y not connected to wall at the top. Top fly of the stair is in cantilever and loose see photo 7b6	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
There was no expose area for inspection at floor level or roof level. Second floor floor ceiling is drywall hard ceiling. At first floor there are areas with acoustic removable ceiling but there is a fire rated membrane to protect the floor joist.	

<b>8. STEEL FRAMING SYSTEM</b>		This Section is Not Applicable: <input checked="" type="checkbox"/>
a. Description of system at each level:		<b>PROVIDE PHOTO 8a</b>
b. Steel members: describe condition of paint and degree of corrosion:		<b>PROVIDE PHOTO 8b</b>
c. Steel connections: describe type and condition:		<b>PROVIDE PHOTO 8c</b>
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:		<b>PROVIDE PHOTO 8d</b>
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):		<b>PROVIDE PHOTO 8e</b>
f. Elevator sheave beams and connections, and machine floor beams: note condition: N/A: <input type="checkbox"/>		<b>PROVIDE PHOTO 8f</b>

<b>9. CONCRETE FRAMING SYSTEM</b>		This Section is Not Applicable: <input checked="" type="checkbox"/>
a. Full description of concrete structural framing system:		<b>PROVIDE PHOTO 9a</b>
b. Cracking		<b>PROVIDE PHOTO 9b</b>
1. Significant <input type="checkbox"/> or Not significant <input type="checkbox"/> :		
2. Location and description of members affected and type cracking:		

c. General condition		
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 type="checkbox"/>	PROVIDE PHOTO 9d2
3. Significant but patching will suffice:	N/A <input type="checkbox"/>	PROVIDE PHOTO 9d3
4. Significant: structural repairs required (describe):	N/A <input type="checkbox"/>	PROVIDE PHOTO 9d4
e. Samples chipped out in spall areas:		
1. No:	<input type="checkbox"/>	PROVIDE PHOTO 9e
2. Yes, describe color, texture, aggregate, general quality:		
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

## 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):	
Storefronts are impact resistant aluminum and glass. They are in good conditions, no leaks, no cracks, fair sealant conditions. See photo 10	
2. Anchorage: type and condition of fasteners and latches: Good	

3. Sealant: type and condition of perimeter sealant and at mullions: <b>Good</b>	
4. Interiors seals: type and condition at operable vents: <b>Good</b>	
5. General condition: <b>Good</b>	
6. Describe any repairs needed:	
One window at second floor drywall sill have a crack and peeling. It need a cosmetic repair.	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): <b>No</b>	
1. Previous Inspection Date:	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
3. Describe Condition of System:	
c. Exterior Swing and Overhead Doors	PROVIDE PHOTO 10c
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Main door at 290 Aragon is good and glass fair conditions, Doors at Salzedo ave. are alum. and glass in fair condition. Other service doors at metal doors in fair conditions. See photo 10c	
2. Anchorage: type and condition of fasteners and latches: <b>Fair</b>	
3. Sealant: type and condition of sealant: <b>Fair</b>	

4. General condition: Fair
5. Describe any repairs needed: Repairs Not Required

<b>11. WOOD FRAMING</b>	This Section is Not Applicable: <input type="checkbox"/>
a. Fully describe wood framing system:	PROVIDE PHOTO 11a
Wood framing only in second floor, roof and interior partitions.	
b. Indicate the condition of the following:	PROVIDE PHOTO 11b
1. Walls: Good	
2. Floors: Good	
3. Roof member, roof trusses: Needs Repair	
Roof members shown signs of some ponding area that need to be repair to avoid further deterioration of the roof fram	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO 11c
None visible	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO 11d
None	

e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
Exterior moisture accumulation at south east corner due to a/c condensing line broke. See photo 11e	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
None	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
None	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO 11h
Only one area on the roof with ponding signs	

<b>12. BUILDING FAÇADE INSPECTION (Threshold Buildings)</b>	This Section is N/A: <input checked="" 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.)		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
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):		

**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, etc.)

b. Indicate condition of the special feature, its supports, connections, and if repairs are 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 BFE: \_\_\_\_\_ 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 season<sup>2</sup> 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:

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

Explanation:

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

Describe:

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

Describe:

8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation:
<b>14B.</b>
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:
2. Is there any evidence of previous patching or repairs? (Yes or No):
Explanation:

<sup>1</sup> **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.

<sup>2</sup> **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)

**Reset Form**



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

CASE REFERENCE NUMBER:

\_\_\_\_\_

LICENSEE NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

JURISDICTION NAME:

\_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

SIGNATURE: \_\_\_\_\_

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

1. DESCRIPTION OF BUILDING	
a. Name on Title:	
b. Building Street Address:	Bldg. #:
c. Legal Description:	Attached: <input type="checkbox"/>
d. Owner's Name:	
e. Owner's Mailing Address:	
f. Folio Number of Property on which Building is Located:	
g. Building Code Occupancy Classification:	
h. Present Use:	
i. General Description of building (overall description, structural systems, special features):	
j. Number of Stories:	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No):
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input type="checkbox"/>	
m. Additional Comments:	

**2. INSPECTIONS**

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection:

c. Name and qualifications of licensee submitting report:

d. Are Any Electrical Repairs Required? (YES/NO):

1. If required, describe, and indicate acceptance:

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

1. Explanation/Conditions:

**3. ELECTRICAL SERVICE** PROVIDE PHOTO 3

a. Size: Voltage ( ) Amperage ( ) Type: Fuses ( ) Breakers ( )

b. Phase: Three-Phase ( ) Single Phase ( )

c. Condition: Good ( ) Fair ( ) Needs Repair ( )

Comments:

**4. METERING EQUIPMENT** PROVIDE PHOTO 4

1. Clearances: Good ( ) Fair ( ) Needs Correction ( )

Comments:

<b>5. ELECTRIC ROOMS</b>	Not Applicable:	<b>PROVIDE PHOTO 5</b>
1. Clearances:	Good (    )      Fair (    )      Needs Correction (    )	
Comments:		

<b>6. GUTTERS</b>	Not Applicable:	<b>PROVIDE PHOTO 6</b>
1. Location:	Good (    )      Needs Repair (    )	
2. Taps and Fill:	Good (    )      Needs Repair (    )	
Comments:		

<b>7. ELECTRICAL PANELS</b>	<b>PROVIDE PHOTO 7</b>
1. Panel # (    )      Location:	
	Good (    )      Needs Repair (    )
2. Panel # (    )      Location:	
	Good (    )      Needs Repair (    )
3. Panel # (    )      Location:	
	Good (    )      Needs Repair (    )
4. Panel # (    )      Location:	
	Good (    )      Needs Repair (    )
5. Panel # (    )      Location:	
	Good (    )      Needs Repair (    )
Use separate sheets for additional panels.	

Comments:

<b>8. BRANCH CIRCUITS (Exiting panel enclosure)</b>	<b>PROVIDE PHOTO 8</b>
1. Identified:      Yes    (    )      Must be Identified    (    )	
2. Conductors:      Good    (    )      Deteriorated          (    )      Must be Replaced      (    )	
Comments:	

<b>9. GROUNDING OF SERVICE</b>	<b>PROVIDE PHOTO 9</b>
Good    (    )     Needs Repair    (    )	
Comments:	

<b>10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM</b>	<b>PROVIDE PHOTO 10</b>
Good    (    )     Needs Repair    (    )	
Comments:	

<b>11. SERVICE CONDUIT/RACEWAYS</b>	<b>PROVIDE PHOTO 11</b>
Good (    )	Needs Repair (    )
Comments:	

<b>12. GENERAL CONDUIT/RACEWAYS</b>	<b>PROVIDE PHOTO 12</b>
Good (    )	Needs Repair (    )
Comments:	

<b>13. WIRE AND CABLES</b>	<b>PROVIDE PHOTO 13</b>
Good (    )	Needs Repair (    )
Comments:	

<b>14. BUSWAYS</b>	Not Applicable:	<b>PROVIDE PHOTO 14</b>
Good (    )	Needs Repair (    )	
Comments:		

<b>15.THERMOGRAPHY INSPECTION RESULTS</b>	Not Applicable:	<b>PROVIDE PHOTO 15</b>
Design Professional to summarize results below. Attach thermography report by certified thermographer.		
Are there any anomalies reported in the thermography report? (Yes/No):		
Comments:		

<b>16.OTHER CONDUCTORS</b>	<b>PROVIDE PHOTO 16</b>
Good (     )                      Needs Repair (     )	
Comments:	

<b>17.TYPES OF WIRING METHODS</b>	<b>PROVIDE PHOTO 17</b>
1. Conduit Raceways Metallic: Good (     )                      Needs Repair (     )                      N/A (     )	
2. Conduit PVC:                      Good (     )                      Needs Repair (     )                      N/A (     )	
3. NM Cable:                      Good (     )                      Needs Repair (     )                      N/A (     )	
4. Other Conductors/Cables: Good (     )                      Needs Repair (     )                      N/A (     )	
a. Other Conductors/Cables (Specify):	
Comments:	

<b>18.EMERGENCY LIGHTING</b>	<b>PROVIDE PHOTO 18</b>
Good (     )                      Needs Repair (     )                      N/A (     )	
Comments:	

<b>19. BUILDING EGRESS ILLUMINATION</b>	<b>PROVIDE PHOTO 19</b>	
Good (    )	Needs Repair (    )	N/A (    )
Comments:		

<b>20. FIRE ALARM SYSTEM</b>	<b>PROVIDE PHOTO 20</b>	
Good (    )	Needs Repair (    )	N/A (    )
Comments:		

<b>21. SMOKE DETECTORS (Part of a fire alarm system only)</b>	Not Applicable:	<b>PROVIDE PHOTO 21</b>
Good (    )	Needs Repair (    )	N/A (    )
Comments:		

<b>22. EXIT LIGHTS</b>	<b>PROVIDE PHOTO 22</b>	
Good (    )	Needs Repair (    )	N/A (    )
Comments:		

<b>23.EMERGENCY GENERATOR</b>	<b>PROVIDE PHOTO 23</b>	
Good (    )	Needs Repair (    )	N/A (    )
Comments:		

<b>24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS</b>	<b>PROVIDE PHOTO 24</b>	
Good (    )	Requires Additional Illumination(    )	N/A (    )
Comments:		

<b>25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION</b>	<b>PROVIDE PHOTO 25</b>	
Good (    )	Requires Additional Illumination(    )	N/A (    )
Comments:		

<b>26.SWIMMING POOL WIRING</b>	<b>PROVIDE PHOTO 26</b>	
Good (    )	Needs Repair (    )	N/A (    )
Comments:		

<b>27. WIRING TO MECHANICAL EQUIPMENT</b>	<b>PROVIDE PHOTO 27</b>
Good (      )	Needs Repair (      )
N/A (      )	
Comments:	

<b>28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES</b>	N/A:	<b>PROVIDE PHOTO 28</b>
CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:		
Number of Levels Below Grade Plane:		
A. Are the sump pumps operational? Select: (Yes/Need Repair/N/A)		
Explanation:		
B. If the elevator(s) travel below grade plane:		
1. Are they programmed to return to a level at or above BFE plus freeboard:		
Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		
2. Are they equipped with sensors that prevent the cab from descending into a flooded hoistway?		
Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		
C. Are the branch electrical circuits feeding devices below grade plane protected by a Ground Fault Circuit Interrupter (GFCI) breaker?		
Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		

<b>29. GENERAL ADDITIONAL COMMENTS</b>

Aerial picture of property:





March 30, 2024

## COVER LETTER

To: City of Coral Gables Building Department

Re: 40/50 years Structural Recertification for Lago Investment LTD

Address: 290 Aragon Ave. Coral Gables FL 33134

Folio #: 03-4108-006-3600

TO WHOM IT MAY CONCERN:

A structural inspection of the referenced building has been conducted in accordance with the City of Coral Gables General Considerations & Guidelines. This report outlines the necessary repairs to achieve a 40/50 year Recertification for occupancy. Our inspection concludes that the building is structurally safe and sound for its current use and occupancy, and may continue normal operations. As a routine matter, and to prevent any possible misunderstandings, nothing in this report should be interpreted as a guarantee for any part of the structure. To the best of my knowledge and ability, this report provides an accurate assessment of the building's condition, based on a careful evaluation of the observed conditions, to the extent that is reasonably possible at the time of the inspection. The purpose of this report is to inform about the condition of the building as of the inspection date, and it does not include discussions or recommendations regarding future maintenance of the building.

If you have any questions after reviewing the attached report, please feel free to contact our office.

Sincerely,

Wilfredo Agurto

Architect AR93855

Imagination Design Group, P.A.



Photo 4d



Photo 4d1



Photo 4d2



Photo 4d3



Photo 4d5



Photo 5c



Photo 5c1



Photo 5c2



Photo 5c3



Photo 5e

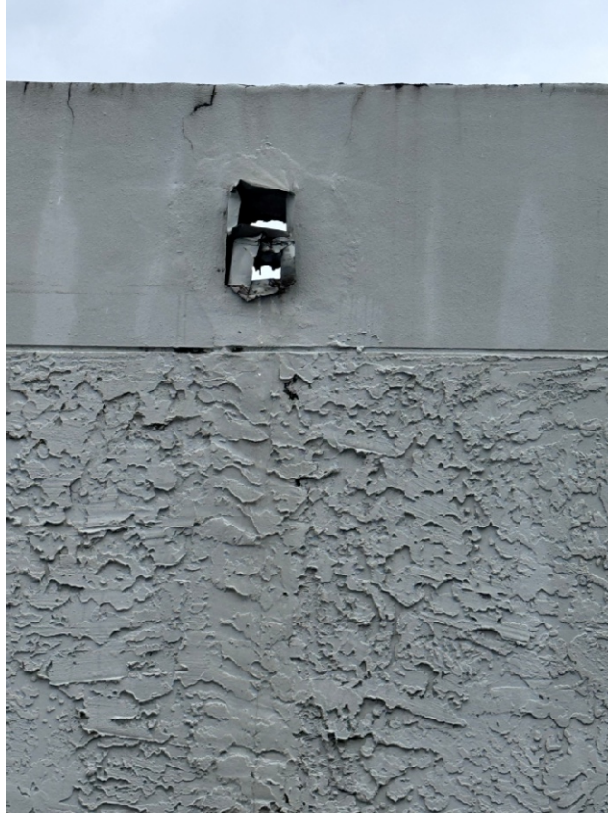


Photo 5e1



Photo 5e2



Photo 5e3



Photo 5f



Photo 7a1



Photo 7a2



Photo 7a2.1



Photo 7a2.2



Photo 7a2.3



Photo 7a3



7a4



7a4a



7b1



7b2



7b3



7b6



Photo 10



Photo 10c



Photo 11e

Date: \_\_\_\_\_

\_\_\_\_\_  
Building Department

RE: Safety Electrical Inspection for Building Recertification (40 years or older)

Property Address: \_\_\_\_\_

Folio No. \_\_\_\_\_ Case No. \_\_\_\_\_

Owner Name: \_\_\_\_\_

Dear Building Official:

I, \_\_\_\_\_, with registration in the State of Florida, having performed the required electrical inspection for recertification on the above referenced building (\_\_\_\_\_) on \_\_\_\_\_, hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspection:

Destructive tests were not performed.

This Electrical Report contains \_\_\_\_\_ sheets written data, including this one, and \_\_\_\_\_ sketches.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Engineer: \_\_\_\_\_ License No.: \_\_\_\_\_



**FREDERICK WOODBRIDGE JR., P.A.**

A PROFESSIONAL ASSOCIATION

FREDERICK WOODBRIDGE, JR.  
OFFICE TEL : 305-358-9414

:CORAL GABLES OFFICE :  
2655 LEJEUNE RD., SUITE 543  
CORAL GABLES, FL 33134

DIRECT LINE: (305) 358-9414  
CELL: (305) 302-1037  
FACSIMILE : (305)-463-1294

October 10, 2025

City Of Coral Gables  
Development Services Department  
427 Biltmore Way  
Coral Gables, FL 33134

BY EMAIL ONLY  
DevelopmentServices@coralgables.com  
mlopez@coralgables.com

Attn: Manuel Z. Lopez, P.E.

Board of Architects  
City of Coral Gables  
Biltmore Way  
Coral Gables, FL 33134

BY EMAIL ONLY  
boardofarchitects@coralgables.com

Historic Preservation Board  
City of Coral Gables  
2327 Salzedo Street, Second floor  
Coral Gables, FL 33134

BY EMAIL ONLYX  
hist@coralgables.com  
apernas@coralgables.com

Attn: Anna Pernas

Re: 290 Aragon Avenue  
FOLIO # 03-4117-005-4000  
**Required Inspection for Recertification of Building**

Dear Mr. Lopez, Dear Board of Architects, Dear Ms. Pernas:

We represent Lago Brickell Business LLC (formerly known as Lago Investments LLC), the owner of the John M. Stabile historic building ("Owner") located at 290 Aragon Avenue, Coral Gables FL 33134 ("Building").

For your convenience, we attach a copy of our December 23, 2024 request for an extension of time to allow the Owner to complete repairs of the Building's balcony and the March 17, 2025 Letter from the City's Development Services Department, signed by Mr. Manuel Lopez, granting Owner a 180 day to complete the repair of the balcony so as to qualify for the Building Recertification (Permit Number: RECT-24-05-0324, copy attached).

To execute the necessary balcony repair, Owner applied for Permit Number REVR-25-09-4280 (copy attached) and began the necessary repair last month. We note that the structural department has already approved the permit. However, Owner's contractor discovered, in the course of the repair work, that the four (4) beams supporting the balcony were rotten and needed to be replaced. We are at present waiting for the Historic Preservation Board to sign off on the balcony repair Permit REVR-25-09-4280 to allow us to obtain replacement beams and complete the repair of the balcony in order to qualify for the 40 year recertification.

To allow us to obtain the replacement beams and complete the repair of the Building's balcony, and in light of Owner's continued good faith efforts to comply with the above requirements, we respectfully request an additional 180 day extension for Owner to complete repair of the Balcony and to provide the City with the Building Recertification. Owner will pay any necessary fees and believes that it can complete the Recertification process before expiration of the requested extension.

Thank you for your kind attention.

Yours truly,

FREDERICK WOODBRIDGE, JR., P.A.:

A handwritten signature in blue ink, appearing to read "Frederick Woodbridge, Jr.", written in a cursive style.

Frederick Woodbridge, Jr.



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

March 17, 2025

LAGO INVESTMENTS LLC  
C/O FREDRICK WOODBRIDGE JR P A  
2655 LEJEUNE RD 543  
CORAL GABLES FL 33134

**ADDRESS:** 290 ARAGON AVE  
**PROPERTY FOLIO #:** 03-4108-006-3600  
**BUILDING RECERTIFICATION #:** RECT-24-05-0324

Dear Property Owner/Manager:

This Department has received the Building Recertification Report ("Report") you submitted for the above property address. Please note the Report is incomplete or it indicates remedial repairs must be done to the structure for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

This letter shall serve as a 180-day extension to provide a Building Recertification report recertifying the property. Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and scheduling the property to the City's Construction Regulation Board ("Board"), **October 25th, 2025**, meeting. 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.

Sincerely,

Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

March 17, 2025

LAGO INVESTMENTS LLC  
C/O FREDRICK WOODBRIDGE JR P A  
2655 LEJEUNE RD 543  
CORAL GABLES FL 33134

**ADDRESS:** 290 ARAGON AVE  
**PROPERTY FOLIO #:** 03-4108-006-3600  
**BUILDING RECERTIFICATION #:** RECT-24-05-0324

Dear Property Owner/Manager:

This Department has received the Building Recertification Report ("Report") you submitted for the above property address. Please note the Report is incomplete or it indicates remedial repairs must be done to the structure for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

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Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official



## CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No. \_\_\_\_\_ FYear \_\_\_\_\_  
Property Address: \_\_\_\_\_, Bldg. No.: \_\_\_\_\_, Sq. Ft.: \_\_\_\_\_  
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 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

This item has been digitally signed and sealed by Jorge A. Vargas, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION  
STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY**

Date: \_\_\_\_\_

Case No. \_\_\_\_\_ FYear \_\_\_\_\_

Property Address: \_\_\_\_\_, Bldg. No.: \_\_\_\_\_, Sq. Ft.: \_\_\_\_\_

Folio Number: \_\_\_\_\_

Building Description: \_\_\_\_\_

1. I am a Florida registered professional  engineer  architect with an active license.
2. On, 20 \_\_\_\_\_ at \_\_\_\_\_  AM  PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum \_\_\_\_\_ foot candle  
Minimum \_\_\_\_\_ foot candle  
Maximum to Minimum Ratio \_\_\_\_\_ : \_\_\_\_\_, foot candle
4. The level of illumination provided in the parking lot  meets  does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.

\_\_\_\_\_  
Signature and Seal of Professional

\_\_\_\_\_  
Print Name Engineer or Architect

This item has been digitally signed and sealed by Jorge A. Vargas, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**FREDERICK WOODBRIDGE JR., P.A.**

A PROFESSIONAL ASSOCIATION

FREDERICK WOODBRIDGE, JR.  
OFFICE TEL : 305-779-3067

:CORAL GABLES OFFICE :  
2655 LEJEUNE RD., SUITE 543  
CORAL GABLES, FL 33134

DIRECT LINE: (305) 358-9414  
CELL: (305) 302-1037  
FACSIMILE : (305) 463-1294

December 23, 2024

City Of Coral Gables  
Development Services Department  
427 Biltmore Way  
Coral Gables, FL 33134

BY EMAIL ONLY  
DevelopmentServices@coralgables.com  
mlopez@coralgables.com

Attn: Manuel Z. Lopez, P.E.

Board of Architects  
City of Coral Gables  
Biltmore Way  
Coral Gables, FL 33134

BY EMAIL ONLY  
boardofarchitects@coralgables.com

Historic Preservation Board  
City of Coral Gables  
2327 Salzedo Street, Second floor  
Coral Gables, FL 33134

BY EMAIL ONLY  
hist@coralgables.com  
apernas@coralgables.com

Attn: Anna Pernas

Re: 290 Aragon Avenue  
FOLIO # 03-4117-005-4000  
**Required Inspection for Recertification of Building**

Dear Mr. Lopez, Dear Board of Architects, Dear Ms. Pernas:

We represent Lago Brickell Business LLC (formerly known as Lago Investments LLC), the owner of the John M. Stabile historic building ("Owner") located at 290 Aragon Avenue, Coral Gables FL 33134 ("Building").

We are in receipt of the May 10, 2024 Overdue Notice (copy attached) and the June 17, 2024 Final Notice (copy attached), both relating to the prior Development Services Department notification of January 31, 2024 (copy attached), all concerning the required recertification of the Building.

The Owner has in fact complied with all repairs needed for the subject recertification with the exception of repairs to the Building's balcony, the subject of our Letter of Intent of October 29, 2024 to the Board of Architects (copy attached) requesting a Certificate of

City of Coral Gables/Development Services/  
Board of Architects – Historic Preservation Board  
December 23, 2024  
Page 2 of 2

Appropriateness to allow the Owner to restore the said balcony. Owner also needs to complete the balcony repairs to comply with the Declaration of Restrictive Covenants executed in connection with Owner's sale of TDR rights.


Owner's architect, Wilfredo Agurto, of Imagination Design Group, has met several times with the Coral Gables historic preservation authorities to obtain approval for the balcony repairs, a permit for which he applied on September 17, 2024. That permit (Permit Number: BLDB-24-09-2868) was refused (copy attached). Since then, in December, the City has provided additional aspects of the project to be met to finally obtain the necessary permit.

Under the present circumstances, we believe the permit allowing Owner to repair the balcony and thus comply with the TDR covenants and the recertification will be forthcoming only in 2025, and in light of Owner's continued good faith efforts to comply with the above requirements, we respectfully request a six (6) month extension for Owner's compliance therewith.

Thank you for your kind attention.

Yours truly,

FREDERICK WOODBRIDGE, JR., P.A.:



Frederick Woodbridge, Jr.



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2024

VIA CERTIFIED MAIL

7021 1970 0000 4016 0190

LAGO INVESTMENTS LLC  
C/O FREDRICK WOODBRIDGE JR P A  
2655 LEJEUNE RD 543  
CORAL GABLES, FL 33134

**RE: 290 ARAGON AVE**  
**FOLIO # 03-4108-006-3600**

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 1924. 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-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](mailto: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  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

5/10/2024

**VIA CERTIFIED MAIL**

7019 1640 0001 2647 4262

LAGO INVESTMENTS LLC  
C/O FREDRICK WOODBRIDGE JR P A  
2655 LEJEUNE RD 543  
CORAL GABLES, FL. 33134

RE: 290 ARAGON AVE  
FOLIO # 03-4108-006-3600

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.**

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,



Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES

7019 1640 0001 2647 4798

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY

6/17/2024

CORAL GABLES, FL 33134  
LAGO INVESTMENTS LLC  
C/O FREDRICK WOODBRIDGE JR P A  
2655 LEJEUNE RD 543  
CORAL GABLES, FL 33134

**RE: 290 ARAGON AVE**  
**FOLIO # 03-4117-005-4000**

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 [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E.  
Building Official

# FREDERICK WOODBRIDGE JR., P.A.

A PROFESSIONAL ASSOCIATION

FREDERICK WOODBRIDGE, JR.  
OFFICE TEL : 305-779-3067

:CORAL GABLES OFFICE :  
2655 LEJEUNE RD., SUITE 543  
CORAL GABLES, FL 33134

DIRECT LINE: (305) 358-9414  
CELL: (305) 302-1037  
FACSIMILE: (305) 463-1294

October 29, 2024

Board of Architects  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, FL 33134

Re: **Letter of Intent:**  
**290 Aragon Avenue, Coral Gables FL 33134**

Dear Board of Architects:

We represent Lago Brickell Business LLC (formerly known as Lago Investments LLC), the owner of the John M. Stabile building located at 290 Aragon Avenue.

Please accept this letter as the owner's request for the Certificate of Appropriateness to allow the owner to restore the balcony as a wood structure on the above cited premises.

The exterior balcony in question consists of wood board decking over four outriggers spaced equally and embedded in exterior bearing walls. The roof over the balcony consists of wood board sheathing over wood rafters. The wood rafters are supported by the exterior concrete walls and by wood beams. A wood guard rail encloses the three sides of the balcony.

The intent is to repair existing damages to the balcony and to restore the balcony's original look and color. The project proposes the following actions:

- Existing rotten wood pieces to be replaced with similar pieces to match the existing design, shape, color and finish.
- Wood deck planks to be replaced to match the existing planks
- Wood outriggers and wood columns to be scraped, hand sanded, sealed and painted

The restored balcony shall remain as an architectural element and is not intended to be used in any other form or function. Access to the balcony from the inside of the building is to be blocked.

Coral Gables Board of Architects

October 29, 2024

Page 2 of 2

Lago Brickell Business LLC (f/k/a Lago Investments LLC) is diligently working to comply with the necessary 40YR recertification repairs and to satisfy requirements relating to Transferable Development Right (TDR) permits.

Yours truly,

FREDERICK WOODBRIDGE, JR., P.A.:

A handwritten signature in blue ink, appearing to read "Woodbridge, Jr.", written over a horizontal line.

Frederick Woodbridge, Jr.

☰ CoralGablesFLProd

## Permit Number: BLDB-24-09-2868

Permit Details () | Tab Elements () | Main Menu ()

^ (.multi-collapse)

**Type:**

FBC Building (Commercial)- Addition/ Exterior Renovations

**Status:**

Denied

**Project Name:**

**Applied Date:**

09/17/2024

**Issue Date:**

**District:**

City of Coral Gables

**Expire Date:**

**Square Feet:**

0.00

**Valuation:**

\$10,000.00

**Finalized Date:**

**Description:**

Balcony repair and facade restoration (HISTORICAL 290-296 ARAGON AVE).

Date: \_\_\_\_\_

\_\_\_\_\_  
Building Department

RE: Infrared Electrical Thermography Inspection for Building Recertification

Property Address: \_\_\_\_\_

Folio No. \_\_\_\_\_ Case No. \_\_\_\_\_

Owner Name: \_\_\_\_\_

Dear Building Official:

I, \_\_\_\_\_, with registration in the State of Florida, having reviewed or performed the infrared thermography inspection for the above referenced building (\_\_\_\_\_) on \_\_\_\_\_, hereby attest to the best of my knowledge, belief and professional judgment, that based on the report produced by a Level II Certified Thermographer, as specified in the Certificate:

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Engineer: \_\_\_\_\_ License No.: \_\_\_\_\_





**ELECTRICAL INFRARED THERMOGRAPHY INSPECTION**  
**Building Recertification**

**Property Address:** \_\_\_\_\_

**Folio:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Inspection performed by:** \_\_\_\_\_

**Report prepared by:** \_\_\_\_\_

**Engineer IR Records:** \_\_\_\_\_



# Certificate of Completion

Be it known to all that

**Jorge Vargas**

has been certified to have successfully completed  
a comprehensive thirty-four hour course of study in

**Thermal/Infrared Thermography, Level II**

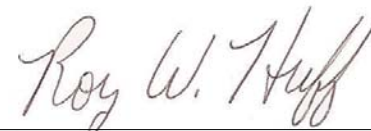
presented by Snell Infrared, and  
conforming to the guidelines of  
the American Society for Nondestructive Testing  
(ASNT) *SNT-TC-1A (2011)*

June 2022



---

Jim Fritz  
CEO & President



---

Roy Huff  
ASNT T/IRT Level III #81115

Certificate Number: 220204-1





**TABLE 100.18**

**Thermographic Survey  
Suggested Actions Based on Temperature Rise**

<b>Temperature difference (<math>\Delta T</math>) based on comparisons between similar components under similar loading.</b>	<b>Temperature difference (<math>\Delta T</math>) based upon comparisons between component and ambient air temperatures.</b>	<b>Recommended Action</b>
1° C – 3° C ( <b>1.8°F - 5.4°F</b> )*	1° C – 10° C ( <b>1.8°F - 18°F</b> )*	Possible deficiency; warrants investigation
4° C – 15° C ( <b>5.5°F - 27°F</b> )*	11° C – 20° C ( <b>18.1°F - 36°F</b> )*	Indicates probable deficiency; repair as time permits
-----	21° C – 40° C ( <b>36.1°F - 72°F</b> )*	Monitor until corrective measures can be accomplished
>15° C ( <b>&gt;27°F</b> )*	>40° C ( <b>&gt;72°F</b> )*	Major discrepancy; repair immediately

Temperature specifications vary depending on the exact type of equipment. Even in the same class of equipment (i.e., cables) there are various temperature ratings. Heating is generally related to the square of the current; therefore, the load current will have a major impact on  $\Delta T$ . In the absence of consensus standards for  $\Delta T$ , the values in this table will provide reasonable guidelines.

An alternative method of evaluation is the standards-based temperature rating system as discussed in Section 8.9.2, Conducting an IR Thermographic Inspection, *Electrical Power Systems Maintenance and Testing* by Paul Gill, PE, 1998.

It is a necessary and valid requirement that the person performing the electrical inspection be thoroughly trained and experienced concerning the apparatus and systems being evaluated as well as knowledgeable of thermographic methodology.

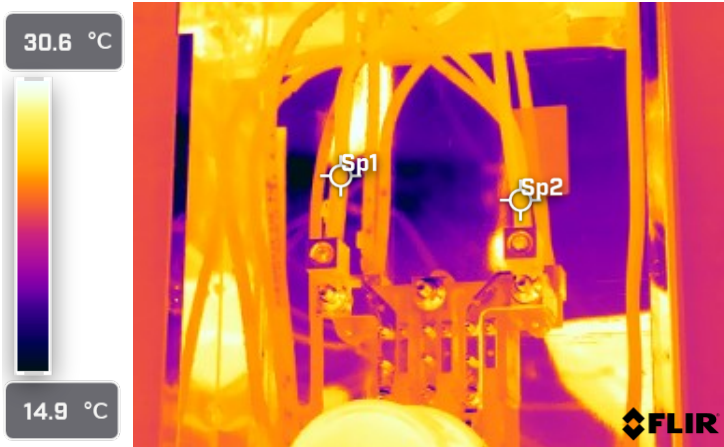


GF



**DISCLAIMERS, EXCLUSIONS, LIMITATIONS, REQUIREMENTS**

3/23/2024 10:43:05 AM



FLIR1367.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	25.6 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	26.0 °C
Sp2	26.2 °C

**File information**

File name	FLIR1367.jpg
File size	793 KB
Width	320
Height	240
Minimum temp.	14.2 °C
Maximum temp.	32.1 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

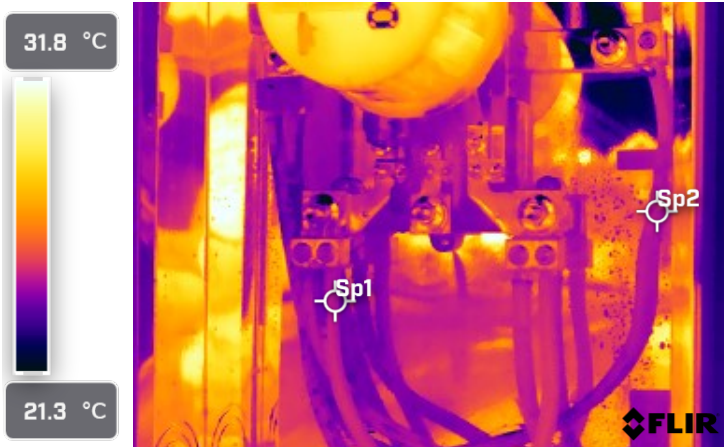
**Geolocation**

Coordinates	
Compass degrees	

**TOP OF METER SERVICE - No significant thermal deficiency**

**Text annotations**

3/23/2024 10:43:24 AM



FLIR1368.jpg



78521021

### Parameters

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	25.6 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

### Measurements

Sp1	24.6 °C
Sp2	24.7 °C

### File information

File name	FLIR1368.jpg
File size	828 KB
Width	320
Height	240
Minimum temp.	15.0 °C
Maximum temp.	34.3 °C

### Geolocation

Coordinates	25°45'00.0"N 80°15'37.7"W
Compass degrees	

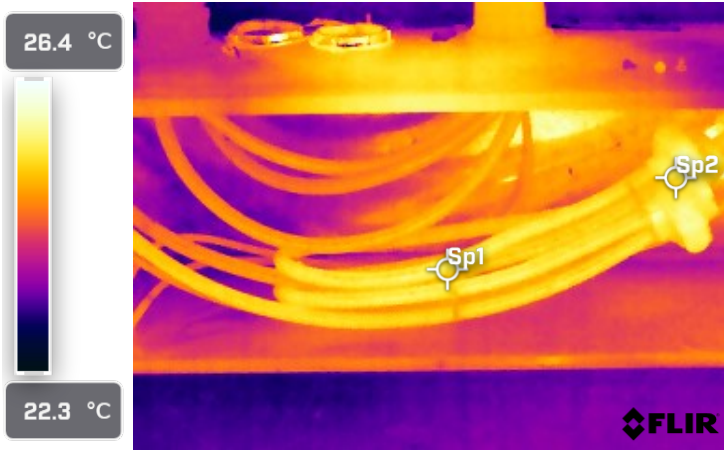
### Camera information

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

**BOTTOM OF METER SERVICE - No significant thermal deficiency**

### Text annotations

3/23/2024 10:43:50 AM



FLIR1369.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	25.6 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	25.3 °C
Sp2	25.3 °C

**File information**

File name	FLIR1369.jpg
File size	567 KB
Width	320
Height	240
Minimum temp.	22.6 °C
Maximum temp.	26.8 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

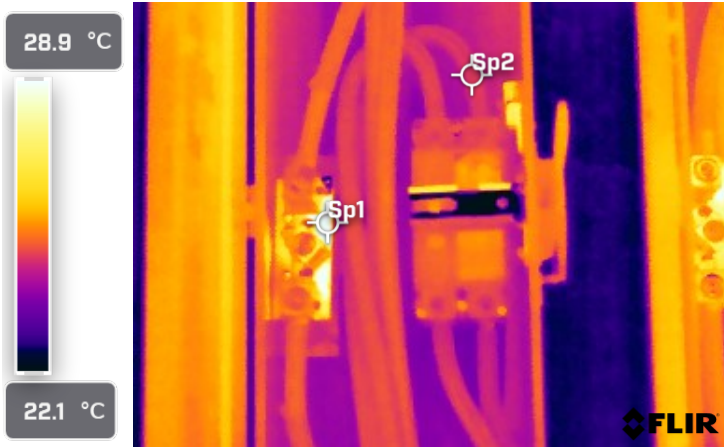
**Geolocation**

Coordinates	25°45'00.4"N 80°15'37.7"W
Compass degrees	

**Isotherms**

**GUTTER - No significant thermal deficiency**

3/23/2024 10:44:17 AM



FLIR1370.jpg



78521021

### Parameters

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	25.6 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

### Measurements

Sp1	28.8 °C
Sp2	24.9 °C

### File information

File name	FLIR1370.jpg
File size	636 KB
Width	320
Height	240
Minimum temp.	19.3 °C
Maximum temp.	30.6 °C

### Geolocation

Coordinates	25°45'00.4"N 80°15'37.7"W
Compass degrees	

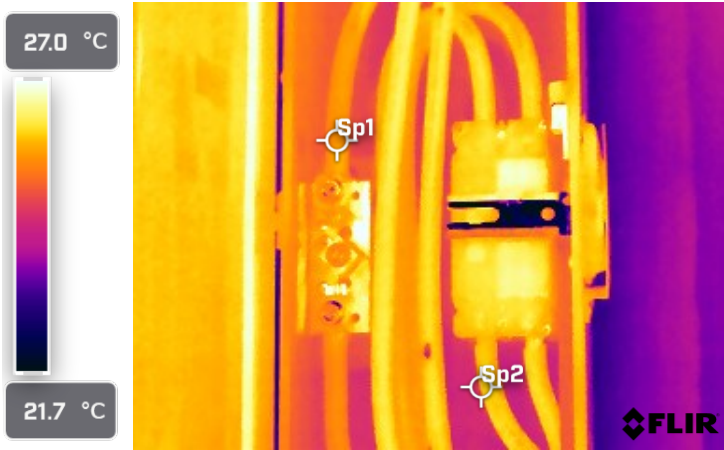
### Camera information

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

### Isotherms

**MAIN DISCONNECT A - No significant thermal deficiency**

3/23/2024 10:44:42 AM



FLIR1371.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	25.6 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	25.6 °C
Sp2	26.0 °C

**File information**

File name	FLIR1371.jpg
File size	612 KB
Width	320
Height	240
Minimum temp.	19.2 °C
Maximum temp.	28.5 °C

**Geolocation**

Coordinates	25°45'00.6"N 80°15'37.6"W
Compass degrees	

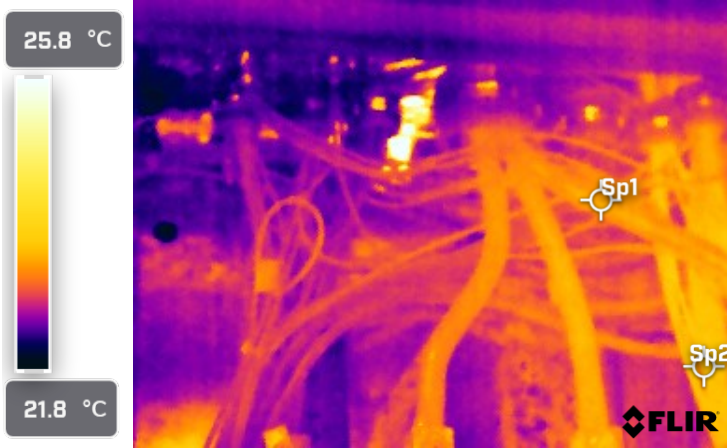
**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

**Isotherms**

**MAIN DISCONNECT B - No significant thermal deficiency**

3/23/2024 11:03:31 AM



FLIR1372.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	24.4 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**File information**

File name	FLIR1372.jpg
File size	574 KB
Width	320
Height	240
Minimum temp.	21.9 °C
Maximum temp.	28.7 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

**Measurements**

Sp1	23.2 °C
Sp2	23.4 °C

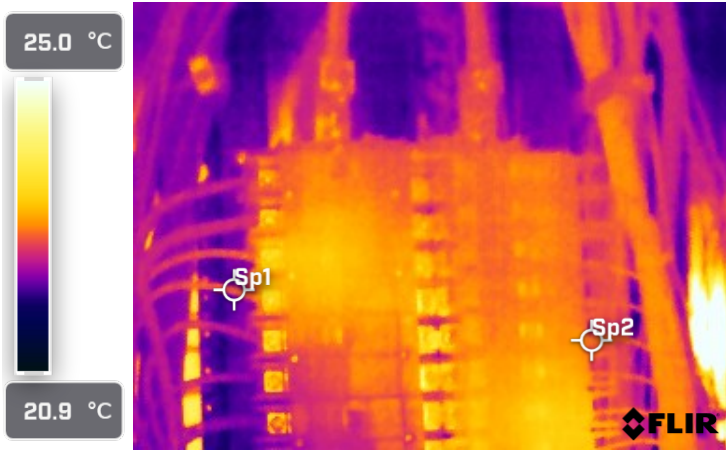
**Geolocation**

Coordinates	25°45'00.5"N 80°15'37.6"W
Compass degrees	

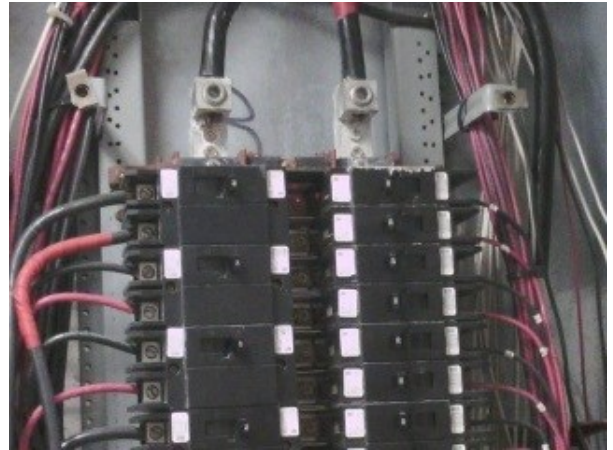
**Isotherms**

**FEEDER PANEL B - No significant thermal deficiency**

3/23/2024 11:03:44 AM



FLIR1373.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	24.4 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	22.9 °C
Sp2	22.9 °C

**File information**

File name	FLIR1373.jpg
File size	599 KB
Width	320
Height	240
Minimum temp.	21.9 °C
Maximum temp.	29.5 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

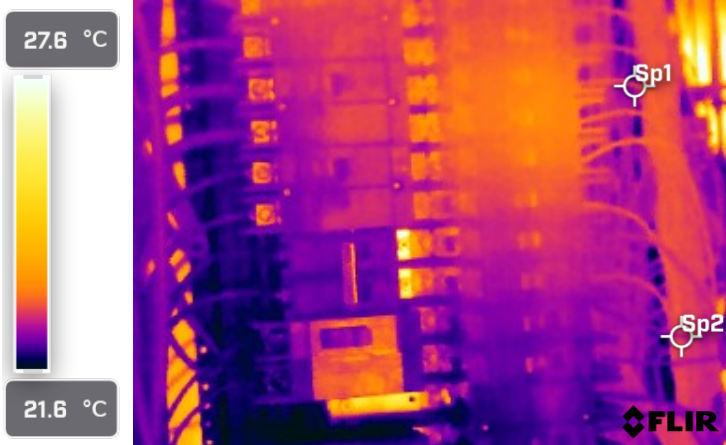
**Geolocation**

Coordinates	25°45'00.8"N 80°15'37.6"W
Compass degrees	

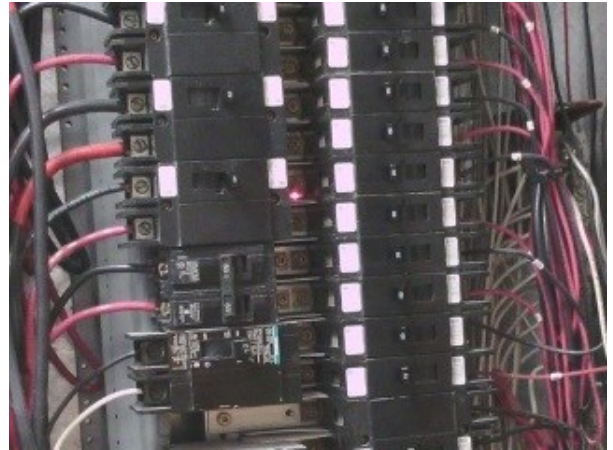
**Isotherms**

**TOP SECTION PANEL B - No significant thermal deficiency**

3/23/2024 11:04:07 AM



FLIR1374.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	24.4 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	22.6 °C
Sp2	22.6 °C

**File information**

File name	FLIR1374.jpg
File size	655 KB
Width	320
Height	240
Minimum temp.	21.4 °C
Maximum temp.	30.0 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

**Geolocation**

Coordinates	25°45'00.5"N 80°15'37.6"W
Compass degrees	

**Isotherms**

**MIDDEL SECTION PANEL B - No significant thermal deficiency**

3/23/2024 11:04:26 AM



FLIR1375.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	24.4 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**File information**

File name	FLIR1375.jpg
File size	669 KB
Width	320
Height	240
Minimum temp.	21.5 °C
Maximum temp.	27.6 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

**Measurements**

Sp1	25.9 °C
Sp2	22.2 °C

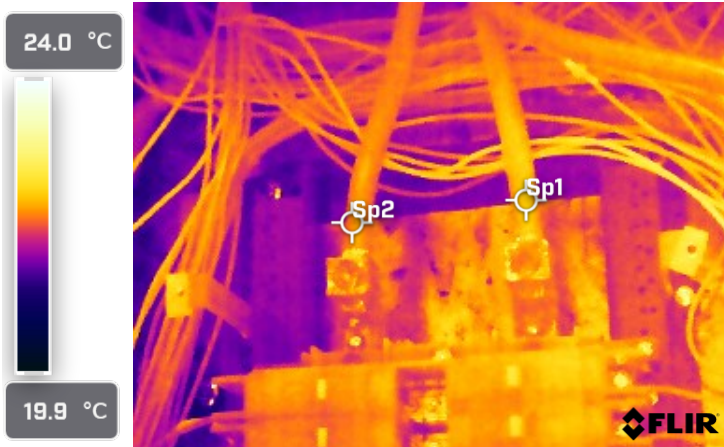
**Geolocation**

Coordinates	25°44'59.8"N 80°15'37.9"W
Compass degrees	

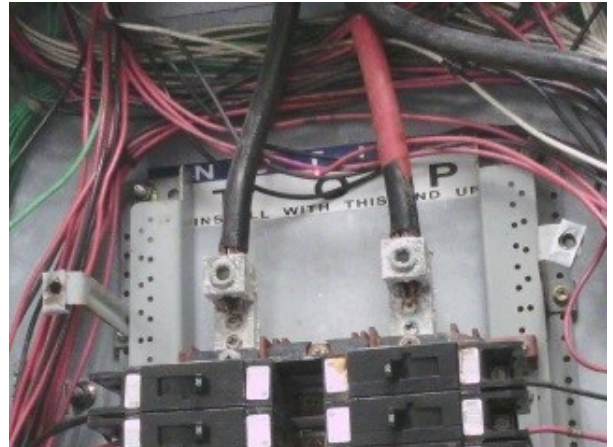
**Isotherms**

**BOTTOM SECTION PANEL B - No significant thermal deficiency**

3/23/2024 11:13:19 AM



FLIR1376.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	24.4 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	22.4 °C
Sp2	22.2 °C

**File information**

File name	FLIR1376.jpg
File size	657 KB
Width	320
Height	240
Minimum temp.	21.0 °C
Maximum temp.	25.1 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

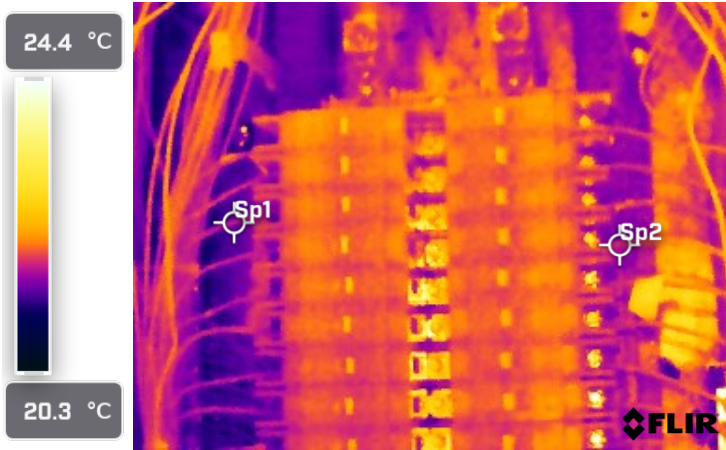
**Geolocation**

Coordinates	25°44'59.9"N 80°15'37.9"W
Compass degrees	

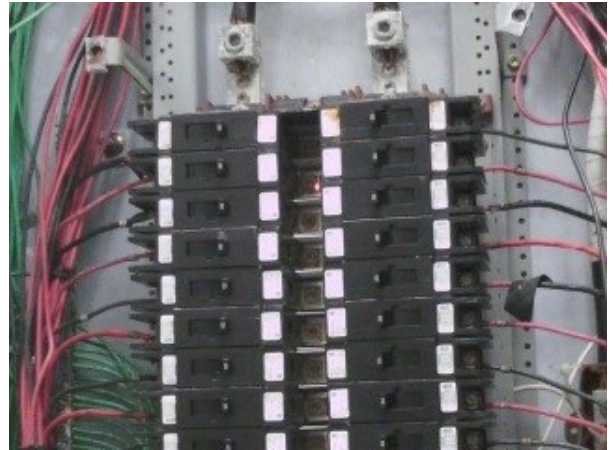
**Isotherms**

**FEEDER PANEL A - No significant thermal deficiency**

3/23/2024 11:13:37 AM



FLIR1377.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	24.4 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**File information**

File name	FLIR1377.jpg
File size	641 KB
Width	320
Height	240
Minimum temp.	21.1 °C
Maximum temp.	25.4 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

**Measurements**

Sp1	21.8 °C
Sp2	21.8 °C

**Geolocation**

Coordinates	25°45'00.6"N 80°15'38.0"W
Compass degrees	

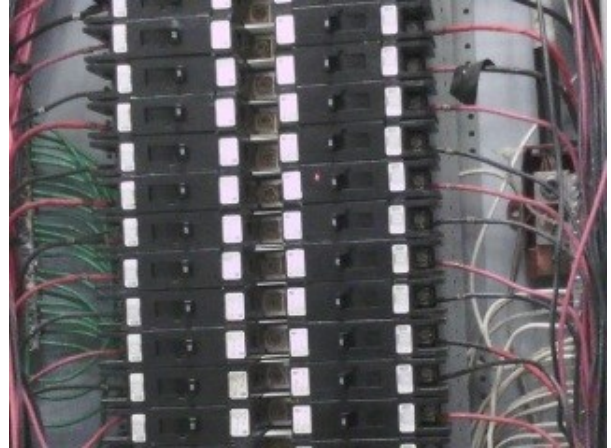
**Isotherms**

**TOP SECTION PANEL A - No significant thermal deficiency**

3/23/2024 11:13:52 AM



FLIR1378.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	24.4 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**File information**

File name	FLIR1378.jpg
File size	665 KB
Width	320
Height	240
Minimum temp.	21.0 °C
Maximum temp.	27.3 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

**Measurements**

Sp1	25.8 °C
Sp2	24.5 °C

**Geolocation**

Coordinates	25°45'00.6"N 80°15'37.9"W
Compass degrees	

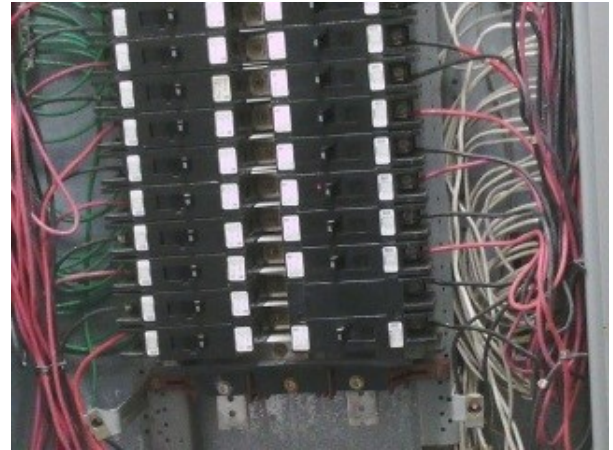
**Isotherms**

**MIDDLE SECTION PANEL A - No significant thermal deficiency**

3/23/2024 11:14:13 AM



FLIR1379.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	24.4 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**File information**

File name	FLIR1379.jpg
File size	679 KB
Width	320
Height	240
Minimum temp.	21.0 °C
Maximum temp.	26.1 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

**Measurements**

Sp1	22.5 °C
Sp2	22.1 °C

**Geolocation**

Coordinates	25°44'59.9"N 80°15'38.2"W
Compass degrees	

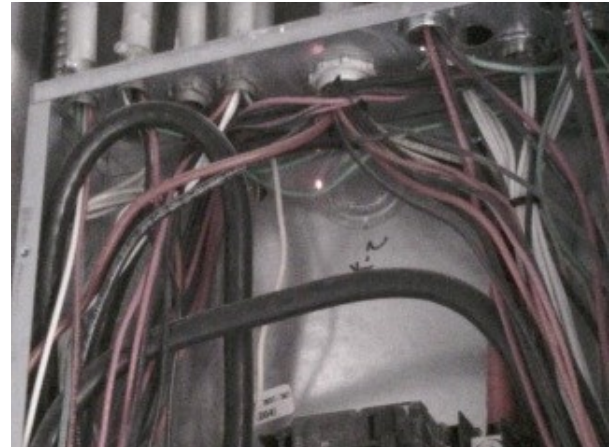
**Isotherms**

**BOTTOM SECTION PANEL A - No significant thermal deficiency**

3/23/2024 11:27:57 AM



FLIR1380.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	27.2 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	31.6 °C
Sp2	29.5 °C

**File information**

File name	FLIR1380.jpg
File size	658 KB
Width	320
Height	240
Minimum temp.	26.7 °C
Maximum temp.	31.8 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

**Geolocation**

Coordinates	25°45'00.5"N 80°15'37.9"W
Compass degrees	

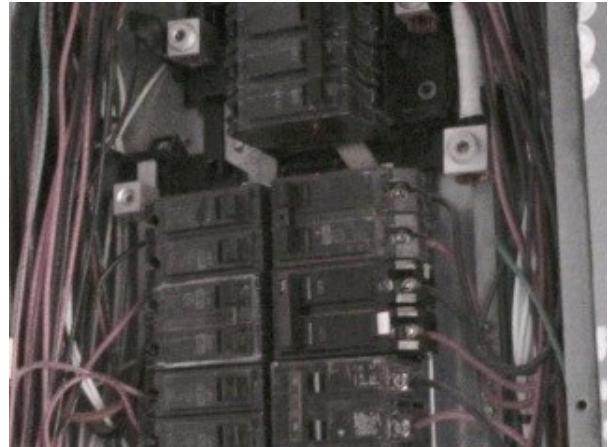
**Isotherms**

**FEEDER PANEL A 2ND SERVICE - No significant thermal deficiency**

3/23/2024 11:28:28 AM



FLIR1381.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	27.2 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	32.7 °C
Sp2	33.8 °C

**File information**

File name	FLIR1381.jpg
File size	699 KB
Width	320
Height	240
Minimum temp.	26.6 °C
Maximum temp.	36.1 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

**Geolocation**

Coordinates	25°45'00.4"N 80°15'38.0"W
Compass degrees	

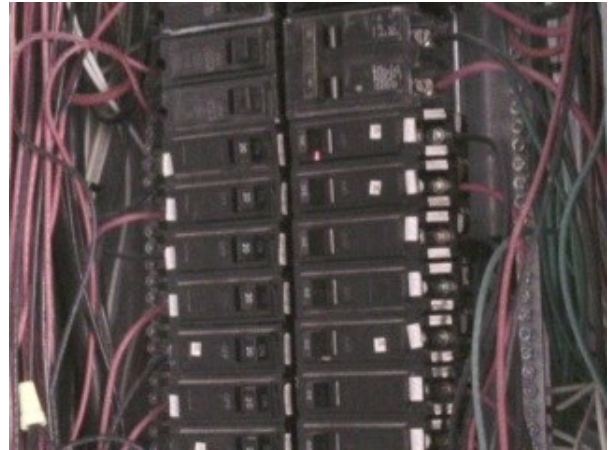
**Isotherms**

**TOP SECTION PANEL A 2ND SERVICE - No significant thermal deficiency**

3/23/2024 11:29:06 AM



FLIR1382.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	27.2 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	33.3 °C
Sp2	31.4 °C

**File information**

File name	FLIR1382.jpg
File size	692 KB
Width	320
Height	240
Minimum temp.	26.4 °C
Maximum temp.	35.7 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

**Geolocation**

Coordinates	25°45'00.4"N 80°15'37.8"W
Compass degrees	

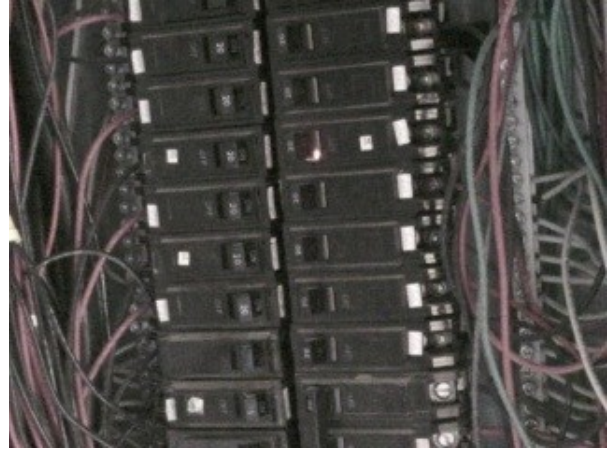
**Isotherms**

**MIDDLE SECTION PANEL A 2ND SERVICE - No significant thermal deficiency**

3/23/2024 11:31:32 AM



FLIR1383.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	27.2 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	36.7 °C
Sp2	33.2 °C

**File information**

File name	FLIR1383.jpg
File size	736 KB
Width	320
Height	240
Minimum temp.	25.9 °C
Maximum temp.	37.1 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

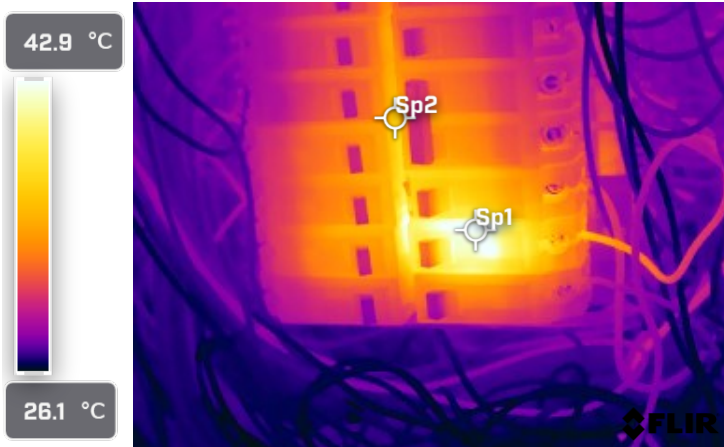
**Geolocation**

Coordinates	25°45'00.8"N 80°15'38.0"W
Compass degrees	

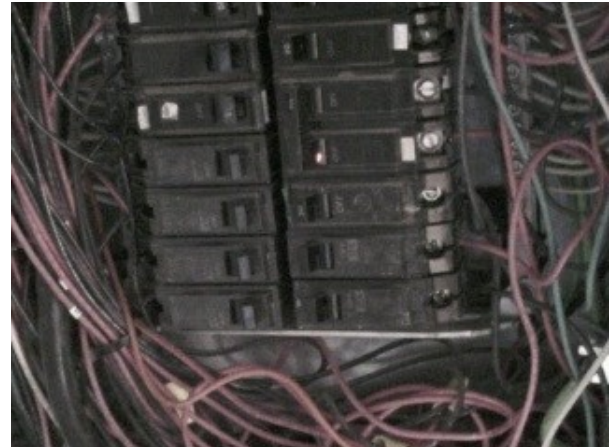
**Isotherms**

**LOWER SECTION PANEL A 2ND SERVICE - No significant thermal deficiency**

3/23/2024 11:31:48 AM



FLIR1384.jpg



78521021

### Parameters

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	27.2 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

### Measurements

Sp1	43.5 °C
Sp2	37.0 °C

### File information

File name	FLIR1384.jpg
File size	775 KB
Width	320
Height	240
Minimum temp.	25.1 °C
Maximum temp.	44.3 °C

### Geolocation

Coordinates	25°45'01.6"N 80°15'38.2"W
Compass degrees	

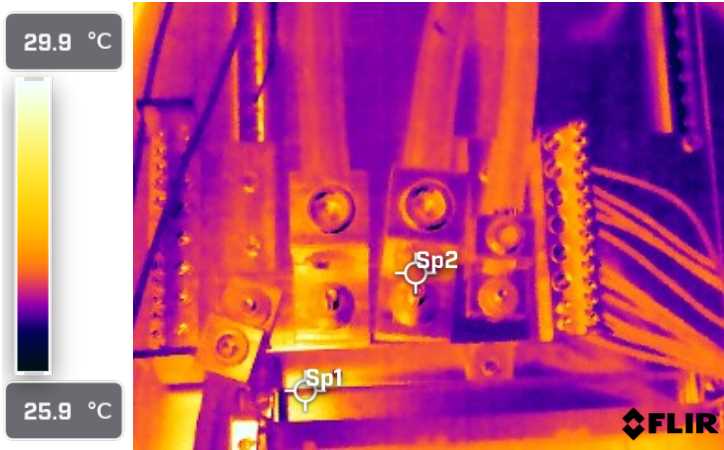
### Camera information

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

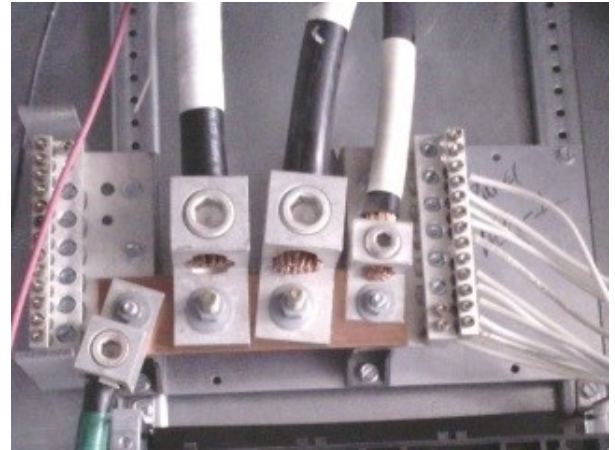
### Isotherms

**BOTTOM SECTION PANEL A 2ND SERVICE - No significant thermal deficiency after verifying with ammeter.**

3/23/2024 11:45:04 AM



FLIR1385.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	27.2 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	27.1 °C
Sp2	27.1 °C

**File information**

File name	FLIR1385.jpg
File size	663 KB
Width	320
Height	240
Minimum temp.	25.3 °C
Maximum temp.	33.5 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

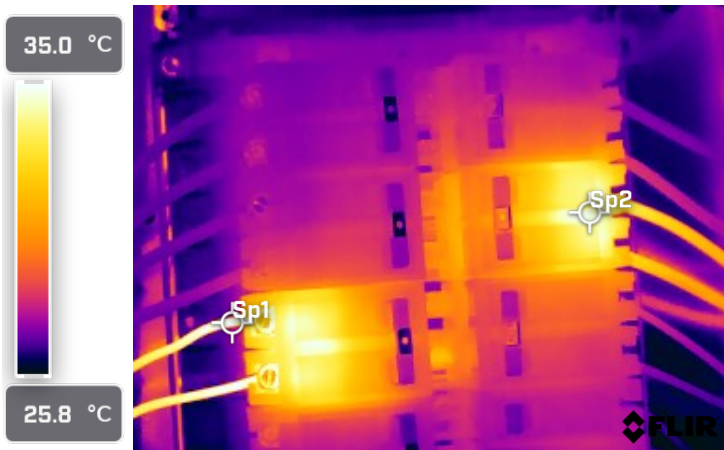
**Geolocation**

Coordinates	25°45'00.8"N 80°15'37.7"W
Compass degrees	

**Isotherms**

**FEEDER PANEL B 2ND SERVICE No significant thermal deficiency**

3/23/2024 11:45:25 AM



FLIR1386.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	27.2 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	35.5 °C
Sp2	34.6 °C

**File information**

File name	FLIR1386.jpg
File size	708 KB
Width	320
Height	240
Minimum temp.	25.6 °C
Maximum temp.	37.3 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

**Geolocation**

Coordinates	25°45'00.3"N 80°15'38.2"W
Compass degrees	

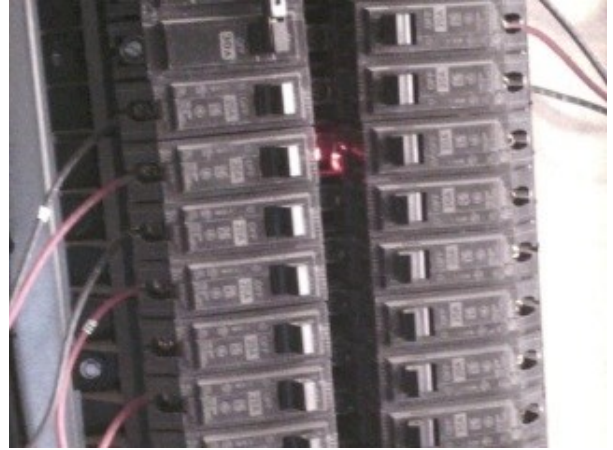
**Isotherms**

**TOP SECTION PANEL B 2ND SERVICE No significant thermal deficiency**

3/23/2024 11:45:45 AM



FLIR1387.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	27.2 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	29.1 °C
Sp2	26.1 °C

**File information**

File name	FLIR1387.jpg
File size	608 KB
Width	320
Height	240
Minimum temp.	25.0 °C
Maximum temp.	29.8 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

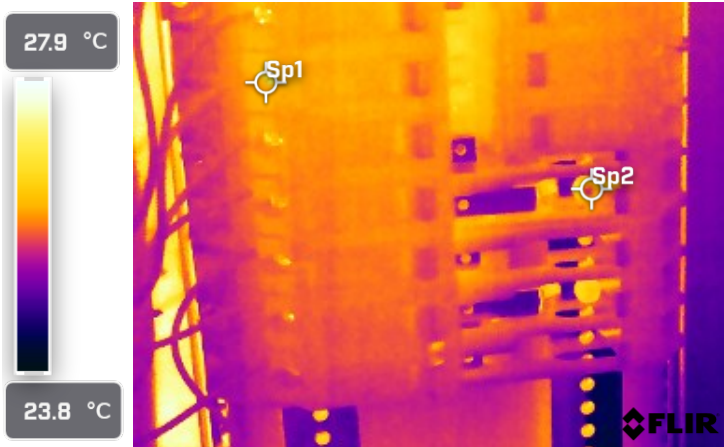
**Geolocation**

Coordinates	25°45'00.1"N 80°15'38.2"W
Compass degrees	

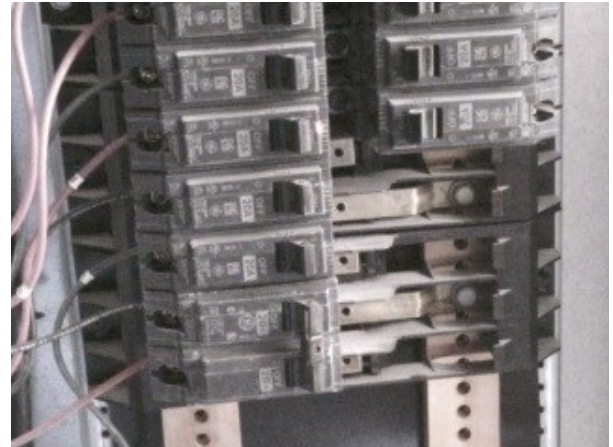
**Isotherms**

**MIDDLE SECTION PANEL B 2ND SERVICE No significant thermal deficiency**

3/23/2024 11:46:04 AM



FLIR1388.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	27.2 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	26.4 °C
Sp2	25.7 °C

**File information**

File name	FLIR1388.jpg
File size	608 KB
Width	320
Height	240
Minimum temp.	24.1 °C
Maximum temp.	28.1 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

**Geolocation**

Coordinates	25°45'00.5"N 80°15'38.0"W
Compass degrees	

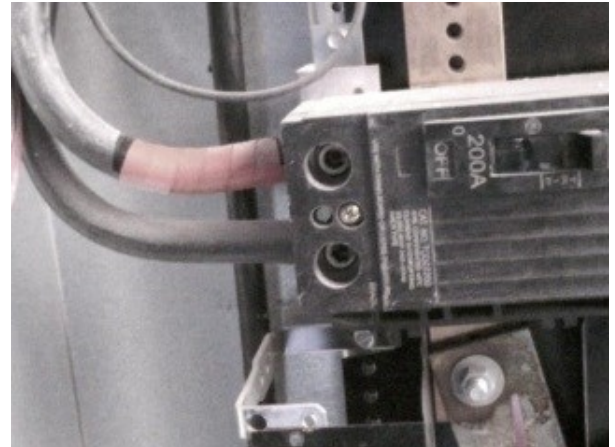
**Isotherms**

**LOWER SECTION PANEL B 2ND SERVICE No significant thermal deficiency**

3/23/2024 11:46:27 AM



FLIR1389.jpg



78521021

**Parameters**

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	27.2 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

**Measurements**

Sp1	26.7 °C
Sp2	28.3 °C

**File information**

File name	FLIR1389.jpg
File size	619 KB
Width	320
Height	240
Minimum temp.	24.5 °C
Maximum temp.	30.5 °C

**Camera information**

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

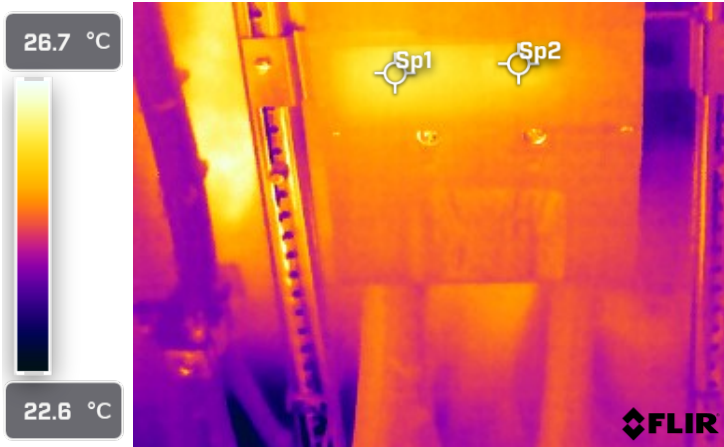
**Geolocation**

Coordinates	25°45'00.4"N 80°15'38.0"W
Compass degrees	

**Isotherms**

**BOTTOM SECTION PANEL B 2ND SERVICE No significant thermal deficiency**

3/23/2024 11:46:46 AM



FLIR1390.jpg



78521021

### Parameters

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	27.2 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

### Measurements

Sp1	25.9 °C
Sp2	25.5 °C

### File information

File name	FLIR1390.jpg
File size	564 KB
Width	320
Height	240
Minimum temp.	22.8 °C
Maximum temp.	27.1 °C

### Geolocation

Coordinates	25°45'00.5"N 80°15'37.9"W
Compass degrees	

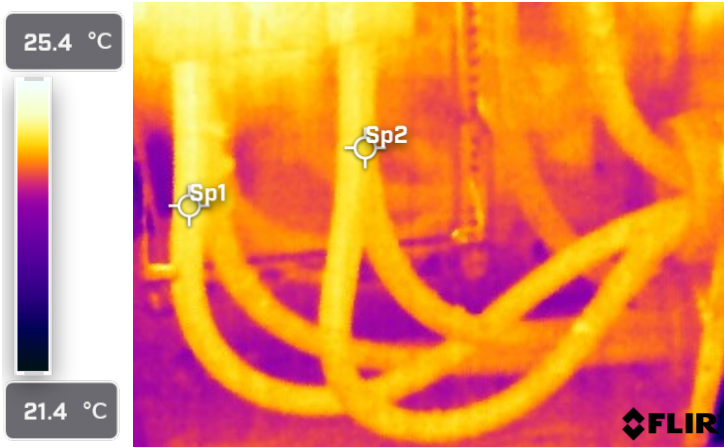
### Camera information

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

### Isotherms

**MAIN DISCONNECT PANEL B 2ND SERVICE No significant thermal deficiency**

3/23/2024 11:47:03 AM



FLIR1391.jpg



78521021

### Parameters

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	27.2 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

### Measurements

Sp1	24.7 °C
Sp2	24.6 °C

### File information

File name	FLIR1391.jpg
File size	537 KB
Width	320
Height	240
Minimum temp.	21.6 °C
Maximum temp.	25.0 °C

### Geolocation

Coordinates	25°45'00.6"N 80°15'37.9"W
Compass degrees	

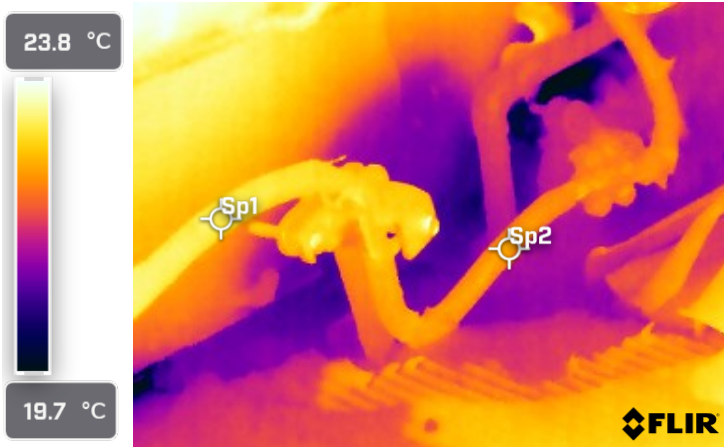
### Camera information

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

### Isotherms

**MAIN DISCONNECT PANEL B 2ND SERVICE No significant thermal deficiency**

3/23/2024 11:47:23 AM



FLIR1392.jpg



78521021

### Parameters

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	27.2 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

### Measurements

Sp1	23.2 °C
Sp2	22.6 °C

### File information

File name	FLIR1392.jpg
File size	578 KB
Width	320
Height	240
Minimum temp.	18.9 °C
Maximum temp.	24.6 °C

### Geolocation

Coordinates	25°45'00.5"N 80°15'37.9"W
Compass degrees	

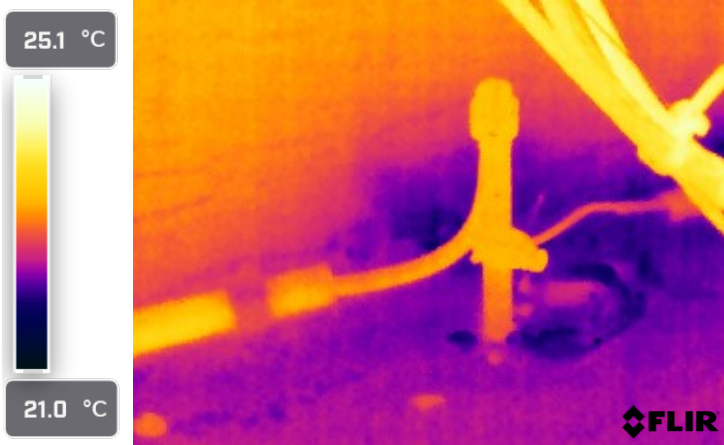
### Camera information

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

### Isotherms

**GROUNDING SERVICE No significant thermal deficiency**

3/23/2024 11:47:59 AM



FLIR1393.jpg



78521021

### Parameters

Emissivity	0.95
Distance	1.00 m
Reflected temp.	30.0 °C
Atmospheric temp.	27.2 °C
Relative humidity	77.0%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00

### File information

File name	FLIR1393.jpg
File size	700 KB
Width	320
Height	240
Minimum temp.	21.1 °C
Maximum temp.	24.5 °C

### Camera information

Camera model	FLIR E76
Lens	FOL18
Camera serial	78521021
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	23.50

### Measurements

### Geolocation

Coordinates	25°45'00.4"N 80°15'37.8"W
Compass degrees	

### Isotherms

**GROUNDING SERVICE No significant thermal deficiency**