



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 10/08/2025

PROPERTY INFORMATION	
Folio	03-4108-007-2210
Property Address	1 ALHAMBRA PLZ CORAL GABLES, FL 33134-0000
Owner	ALHAMBRA ACQUISITIONS LLC , C/O TOURMALINE CAPITAL , PARTNERS LLC
Mailing Address	15-31 MORRIS AVE SUITE 229 BRYN MAWR, PA 19010
Primary Zone	5005 MIXED-USE 3
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	14
Living Units	0
Actual Area	
Living Area	
Adjusted Area	473,214 Sq.Ft
Lot Size	109,375 Sq.Ft
Year Built	1990

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$32,812,500	\$32,812,500	\$32,812,500
Building Value	\$42,187,500	\$43,487,500	\$43,982,500
Extra Feature Value	\$0	\$0	\$0
Market Value	\$75,000,000	\$76,300,000	\$76,795,000
Assessed Value	\$75,000,000	\$76,300,000	\$74,360,000

BENEFITS INFORMATION			
Benefit	Type	20252024	2023
Non-Homestead Cap	Assessment Reduction		\$2,435,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).			

SHORT LEGAL DESCRIPTION	
CORAL GABLES SEC L	
PB 8-85	
LOTS 7 THRU 40 BLK 22 & 20FT OF	
ALLEY LYG BETW LOTS 11 THRU 15 &	
20FT OF ALLEY LYG BETW LOTS 16	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$75,000,000	\$76,300,000	\$74,360,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$75,000,000	\$76,300,000	\$76,795,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$75,000,000	\$76,300,000	\$74,360,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$75,000,000	\$76,300,000	\$74,360,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/05/2025	\$76,000,000	34662-4122	Qual by exam of deed
07/01/1989	\$10,690,000	14203-1510	Sales which are qualified
07/01/1989	\$4,890,000	14203-1508	Deeds that include more than one parcel
07/01/1989	\$5,800,000	14203-1506	Deeds that include more than one parcel

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

City's Exhibit #1

1 Alhambra Plaza

<u>Owner (PA and deed and Sunbiz principal and mailing address)</u> ALHAMBRA ACQUISITIONS LLC, C/O TOURMALINE CAPITAL , PARTNERS LLC ATTN: BRANDON HUFFMAN, JON JACOBS, JEFF FRONEK 15-31 MORRIS AVE, STE 229 BRYN MAWR, PA 19010-3335	<u>Owner (RA address)</u> ALHAMBRA ACQUISITIONS LLC, C/O C T CORPORATION SYSTEM REGISTERED AGENT 1200 SOUTH PINE ISLAND RD PLANTATION, FL 33324-4413
<u>Mortgagee (mortgage address)</u> BANSECO USA 3155 NW 77 AVE MIAMI, FL 33122-1205	

Eden/ Legacy

2007-2021

Permit nun	Permit description	Permit Address	Customer Last Name	Issue date	Approval state
AB-08-02-0682	REVISION SIGN FACE REPLACEMENT & WINDOW GRAPHICS "AETNA" \$950 (BOBBY 954-946-3474&	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	2/15/2008	final
AB-09-08-2861	POSTED FOR 09.03.09 PAINT BLDG A BODY SW 6117 (ORANGE), BLDG B BODY SW 6340	1 ALHAMBRA PLZ	VALCOURT EXT BLDG SER	8/26/2009	final
AB-12-06-8057	TAKEOVER SIGNS (GIBRALTAR PRIVATE) \$29,400	1 ALHAMBRA PLZ	TOM GRABOSKI ASSOCIA	6/1/2012	final
AB-12-06-8058	REVISIONS TO DIRECTIONAL SIGNS \$5,040	1 ALHAMBRA PLZ	TOM GRABOSKI ASSOCIA	6/1/2012	final
AB-12-06-9409	DEMO SIGN ON BUILDING \$1,900	1 ALHAMBRA PLZ	WELLINGTON CONSTRU	6/20/2012	final
AB-12-06-9861	REVISIONS TO INSTALL CANVAS AWNING AT GARAGE ENTRANCE \$2400	1 ALHAMBRA PLZ	POINCIANA DEVELOPME	6/26/2012	final
AB-12-12-1190	SIGNS (AETNA) \$2,000	35 ALHAMBRA PLZ	ECONOMY SIGNS	12/20/2012	final
AB-13-04-1489	DIRECTORY SIGNS (GIBRALTAR PRIVATE) \$10,000	1 ALHAMBRA PLZ	TOM GRABOSKI ASSOCIA	4/23/2013	final
AB-14-01-2773	***COMMERCIAL*** PAINT EXTERIOR OF EXISTING ALUM FRAMES ONLY + RELATED TRIP	1 ALHAMBRA PLZ	SACKMAN ARCHITECTS		canceled
AB-14-07-2989	**COMMERCIAL** REVERSE CHANNEL ILLUMINATED SIGN "AETNA" \$2212	1 ALHAMBRA PLZ	BRINSON	7/14/2014	final
AB-15-01-0462	*COMMERCIAL* ALUMINUM SIGN (COLUMBUS CENTER) \$7428	1 ALHAMBRA PLZ	BRINSON	1/13/2015	final
AB-16-08-7079	COMMERCIAL* RESUBMITTAL*SIGNAGE (FRED ASTAIRE DANCE STUDIO) - ILLUMINATED R	1 ALHAMBRA PLZ	SAUL SIGNS	8/29/2016	final
AB-16-10-7260	COMMERCIAL *REV PER PERF DATE 01-17-2017 (BIKE RACKS/PLANTERS) *COLUMBUS CE	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	11/2/2016	final
AB-16-12-6289	COMMERCIAL* REV#1-3 (ZONING/ELEC COMMENTS) *WALK IN INSTALLATION OF ATM M	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	12/7/2016	final
AB-16-12-6350	COMMERCIAL* ELECTRICAL SIGN (UF UNIVERSITY OF FLORIDA) LETTER STYLE: LOGOTYPE /	1 ALHAMBRA PLZ	BRINSON	12/6/2016	final
AB-16-12-6403	COMMERCIAL* REVISION TO MASTER PER PERF DATE 04/26/2017 (AS-BUILTS) *REV TO E	1 ALHAMBRA PLZ	ANGEL RIVERA	12/6/2016	final
AB-17-04-1875	COMMERCIAL *SUITE 25 *ILLUMINATED SIGN "SAGE DENTAL" \$2140	1 ALHAMBRA PLZ	BRINSON	4/17/2017	final
AB-18-02-2626	CANCELLED *** COMMERCIAL *ILLUMINATED & NON ILLUMINATED SIGNS(2) "IBERIABAN	1 ALHAMBRA PLZ	ATLAS SIGNS INDUSTRIES	2/21/2018	canceled
AB-19-02-3114	COMMERCIAL *REV TO PERMIT (EXTERIOR DOOR CHANGES FROM DOUBLE TO SINGLE) R	1 ALHAMBRA PLZ	BURTON HERSH PA	2/5/2019	final
AB-20-01-4748	COMMERCIAL *OUTDOOR SEATING FOR "BAY 13 AT ONE ALHAMBRA PLAZA" \$26000	65 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	1/21/2020	final
AR-21-12-6128	ART IN PUBLIC PLACES FEE FOR COMMERCIAL INTERIOR ALTERATIONS @ 10TH FLOOR \$8	1 ALHAMBRA PLZ	LEMARTEC ENGINEERING	12/3/2021	final
BA-12-11-0683	VARIANCES; 1) DETACHED SIGNS MORE THAN ONE; 2) TEXT ON DETACHED SIGNS 3) LOCA UPDATE: AS PER THE BOARD OF ADJUSTMENT, APPLICATION BA-12-11-0683, RESOLUTIO 1. GRANT A VARIANCE TO ALLOW ONE PROPOSED DETACHED SIGN TO BE INSTALLED ON MI 2. GRANT A VARIANCE TO ALLOW THE PROPOSED TENANT SIGN TO BE INSTALLED AT A MINI	1 ALHAMBRA PLZ	GRABOSKI	11/13/2012	final
BL-07-12-0422	COMMERCIAL INTERIOR ALTERATIONS (18,000 SF) (YAHOO!) STE#800 \$200,000	1 ALHAMBRA PLZ	TURNER CONSTRUCTION	2/26/2008	final
BL-08-02-0827	SIGN FACE REPLACEMENT ON AWNING & WINDOW GRAPHICS @ #35 "AETNA" \$950	1 ALHAMBRA PLZ	MCNEIL SIGNS	6/17/2008	final
BL-08-03-0301	COMM INTERIOR ALTERATIONS @ STE 600 (FRAGOMEN,DEL REY, BERSEN, & LOEWY) \$10	1 ALHAMBRA PLZ	SOLUTIONS INC.	4/16/2008	final
BL-08-06-0735	COMMERCIAL INTERIOR DEMO AND INTERIOR ALTER (5,122 SF) #1116-1120 \$115,000	1 ALHAMBRA PLZ	SOLUTIONS INC.	7/21/2008	final
BL-08-10-0562	CANCELLED - COMMERCIAL INTERIOR ALTERATIONS STE#710 (ACS INFRASTRUCTURE DEVI	1 ALHAMBRA PLZ	AMICON DEVELOPMENT	3/6/2009	final
BL-09-01-1661	COMMERCIAL INTERIOR ALTERATIONS (1,600 SF) #700 \$36,000 (APPLE LATIN AMERICAN	1 ALHAMBRA PLZ	SOLUTIONS INC.	3/13/2009	final
BL-09-04-1617	COMMERCIAL INTERIOR ALTERATIONS (ACS INFRASTRUCTURE DEVELOPMENT INC) STE#7	1 ALHAMBRA PLZ	AMICON DEVELOPMENT	5/5/2009	final
BL-09-10-2473	FLAT ROOF \$221,522 SOPREMA, SOPREMA MODIFIED BITUMEN ROOFING SYSTEMS OVE	1 ALHAMBRA PLZ	INFINITY ROOFING & SHE	10/14/2009	final
BL-09-10-3250	COMM INTER ALTER(CORAL GABLES COMMUNITY DEVELOPMENT OFFICE @ 637) \$2,400	1 ALHAMBRA PLZ	TROPEX CONSTRUCTION	12/9/2009	final
BL-09-11-2384	COMMERCIAL INTERIOR ALTERATIONS @637 \$2500	1 ALHAMBRA PLZ	TROPEX CONSTRUCTION	11/24/2009	final
BL-10-11-3619	COMMERCIAL INTERIOR ALTERATIONS (LIZARRAN RESTAURANT) STE #1 \$20,000	1 ALHAMBRA PLZ	ALEJANDRO QUINTAS	1/31/2011	final
BL-10-12-3507	CANCELLED - PAINTING INT, REPAIR BROKEN TILES AND MINOR DRYWALL REPAIRS @ 65	1 ALHAMBRA PLZ	NR GROUP 3 CONTRACTC	12/3/2010	canceled
BL-11-02-5455	COMMERCIAL INTERIOR ALTERATIONS STE#700 & #725 (APPLE INC. LATIN AMERICA) \$11	1 ALHAMBRA PLZ	RUBIO CONSTRUCTION C	4/18/2011	final
BL-11-10-6132	COMMERCIAL INTERIOR ALTERATIONS (4,700 SF) STE#610 (BUILD-OUT) \$145,000	1 ALHAMBRA PLZ	RUBIO CONSTRUCTION C	11/9/2011	final
BL-11-12-5858	COMM INTER ALTER STE #1200 (ACS AT COLUMBUS CENTER) \$200,000	1 ALHAMBRA PLZ	ROTH DIVERSIFIED CONS	1/24/2012	final
BL-12-01-6996	COMMERCIAL INTERIOR RENOVATIONS @ MAIN LOBBY \$150,000	1 ALHAMBRA PLZ	FELIX FERA PLUMBING IN	2/13/2012	final
BL-12-03-7401	COMMERCIAL INTERIOR DEMO 6TH - 7TH - 8TH FLOORS \$25000 - **OK TO CLOSE SEE BL	1 ALHAMBRA PLZ	WELLINGTON CONSTRU	4/19/2012	final
BL-12-05-8762	COMMERCIAL INTERIOR DEMO ONLY (10TH FLOOR) \$ 15,000	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	6/15/2012	final
BL-12-06-8710	ILLUMINATED TENANT SIGNS (1) AND PARKING GARAGE SIGNS (3)-(GIBRALTAR PRIVATE) \$	1 ALHAMBRA PLZ	ECONOMY SIGNS MANUF	12/20/2012	final
BL-12-06-8893	COMMERCIAL INTERIOR ALTERATIONS 6TH - 7TH - 8TH FLOORS & 1ST FLOOR LOBBY, ATN ***SHOP DRAWINGS FOR FRP & PAINT REQUIRED***	1 ALHAMBRA PLZ	CITY CONSTRUCTION GRC	9/11/2012	final
BL-12-06-9021	WALL MOUNTED SIGN (1)(GIBRALTAR PRIVATE)\$5,040 SEE BOARD OF ADJUSTMENT CASE BA-12-11-0683, RESOLUTION 5066-ZB ON DEC. 3, 201	1 ALHAMBRA PLZ	ECONOMY SIGNS MANUF	2/19/2013	final
BL-12-06-9498	DEMO SIGN ON BUILDING \$1,900	1 ALHAMBRA PLZ	WELLINGTON CONSTRU	7/13/2012	final
BL-12-08-1803	COMMERCIAL INTERIOR ALTERATIONS (4,900 SF) STE#1130 (REYES LAW FIRM) \$130,000	1 ALHAMBRA PLZ	FELIX FERA SERVICES INC	10/3/2012	final
BL-12-10-1595	INSTALL (4) LIGHT FIXTURE WITH A WEATHER SHEILD AT GARAGE ENTRANCE \$2,400	1 ALHAMBRA PLZ	POINCIANA DEVELOPME	8/15/2013	final
BL-12-11-0031	COMMERCIAL INTERIOR ALTERATIONS (2,920 SF) @ 14TH FLOOR (IBM) \$82,500	1 ALHAMBRA PLZ	RUBIO CONSTRUCTION C	12/14/2012	final
BL-13-01-0456	WINDOW & AWNING SIGNS (AETNA) \$2,000	35 ALHAMBRA PLZ	ECONOMY SIGNS	2/7/2013	final
BL-13-01-1062	COMM INTER ALTER 11TH FLR (INTELSAT) \$80,000	1 ALHAMBRA PLZ	FELIX FERA SERVICES INC	3/5/2013	final
BL-13-04-1574	DIRECTORY SIGNS (GIBRALTAR PRIVATE) \$2,400	1 ALHAMBRA PLZ	ECONOMY SIGNS		
BL-13-07-1610	COMMERCIAL INTERIOR ALTERATIONS (10 FLOOR - SUITE 1000) CABLE & WIRELES COM	1 ALHAMBRA PLZ	PERILLO		
BL-13-09-0071	COMMERCIAL INTERIOR ALTERATIONS @ 1ST FLOOR CONFERENCE ROOM \$70,000	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	10/10/2013	final

City's Exhibit #3

BL-13-10-0898	COMMERCIAL INTERIOR DEMO (ONLY) (APPLE INC.) 7TH FLOOR \$30,000 **OK TO CLO	1 ALHAMBRA PLZ	HA CONTRACTING CORP	11/8/2013	canceled
BL-13-10-1844	COMMERCIAL INTERIOR ALTERATIONS - 7TH FLOOR (APPLE INC) \$1,000,000	1 ALHAMBRA PLZ	HA CONTRACTING CORP	12/13/2013	final
BL-14-03-3374	COMMERCIAL INTERIOR ALTERATIONS (LUBELL & ROSEN) STE# 1410 \$75,000	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	4/25/2014	final
BL-14-08-2166	COMMERCIAL INTERIOR ALTERATIONS (CABLE & WIRELESS COMMUNICATIONS) STE#90C	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	9/8/2014	final
BL-14-08-3006	COMMERCIAL INTERIOR ALTERATIONS (BRITVIC) STE# 1150 \$130,000	1 ALHAMBRA PLZ	MK ROARK INC	10/1/2014	final
BL-14-12-3278	COMMERCIAL INTERIOR ALTERATIONS STE#1465 \$47,000	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	1/22/2015	final
BL-15-01-1142	*COMMERCIAL* NON-ILLUMINATED ALUMINUM SIGN (COLUMBUS CENTER) \$7,428	1 ALHAMBRA PLZ	ART SIGN CO INC	3/7/2015	final
BL-15-02-0129	COMMERCIAL INTERIOR ALTERATIONS (6TH & 7TH FLOORS) APPLE, INC, \$883,313	1 ALHAMBRA PLZ	ICONSTRUCTORS SF LLC	3/9/2015	final
BL-15-02-1075	COMMERCIAL INTERIOR DEMOLITION STE# 925 \$10,000	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	3/17/2015	final
BL-15-04-4398	COMM INTERIOR ALTERATIONS @ PENTHOUSE (REGUS) \$330,792	1 ALHAMBRA PLZ	HOLT LEE CONSTRUCTION	5/28/2015	final
BL-16-02-2286	COMM INTER ALTER SUITE 100 (ANTHEM BANK & TRUST) \$85,000	1 ALHAMBRA PLZ	HG CONSTRUCTION DEVE	3/31/2016	final
BL-16-06-7292	INSTALLATION OF FLOATING DANCE FLOOR (FRED ASTAIRE DANCE STUDIO) \$25,000 (45,	1 ALHAMBRA PLZ	FRED ASTAIRE DANCE	6/17/2016	final
BL-16-08-6111	*** PRIVIATE PROVIDER PLAN & INSPECTION REVIEW *** (MTCI PRIVATE PROVIDER SEF	1 ALHAMBRA PLZ	SAGE DENTAL MANAGEMI	12/16/2016	final
BL-16-09-5309	ILLUMINATED REVERSE CHANNEL LETTERS WALL SIGN (FRED ASTAIRE DANCE STUDIO) \$2,	1 ALHAMBRA PLZ	SAUL SIGNS	11/8/2016	final
BL-16-09-5497	COMMERICAL INTERIOR ALTERATIONS (UF DEVELOPMENT & ALUMNI AFFAIRS) @ STE#5	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	10/10/2016	final
BL-16-11-7027	COLUMBUS CENTER PLAZA IMPROVEMENTS -FOUNTAIN,PLANTERS,LANDSCAPING,TILING,	1 ALHAMBRA PLZ	GABLES CONSTRUCTION I	5/31/2017	final
BL-16-12-6567	WALK IN INSTALLATION OF ATM MACHINE (@ 55 ALHAMBRA) \$ 30,000	1 ALHAMBRA PLZ	EXCEL CONSTRUCTION LL	2/6/2017	final
BL-16-12-6668	(1) ILLUMINATED TENANT SIGN (UF UNIVERSITY OF FLORIDA) LETTER STYLE: LOGOTYPE / F	1 ALHAMBRA PLZ	ART SIGN CO INC	1/11/2017	final
BL-17-01-0779	CANCELLED - *** SPECIAL INSPECTOR - (E.O.R.) - DOUGLAS WOOD P.E. ***STRUCTURAL C	1 ALHAMBRA PLZ	TILT PATCHERS INC		canceled
BL-17-03-2124	STRUCTURAL REPAIRS \$125,000	1 ALHAMBRA PLZ	C & S PAINT AND WALLPA	4/12/2017	final
BL-17-04-2206	(1) ILLUMINATED TENANT SIGN @ SUITE 25 * "SAGE DENTAL" \$2140	1 ALHAMBRA PLZ	ART SIGN CO INC	6/20/2017	final
BL-17-05-1260	*** CONSTRUCTION STAGING PLAN *** COLUMBUS CENTER PLAZA IMPROVEMENTS -FOL	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	4/24/2018	final
BL-17-05-2567	COMM INTERIOR ALTERATIONS (FREEMANTLE MEDIA) STE 1110 \$85,000	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	7/25/2017	final
BL-17-06-2621	COMM INTERIOR ALTERATIONS SUITE1250 \$160,000	1 ALHAMBRA PLZ	JIS CONSTRUCTION MAN,	9/1/2017	final
BL-17-06-2626	COMM INTERIOR ALTERATIONS SUITE 1225 \$150,000	1 ALHAMBRA PLZ	JIS CONSTRUCTION MAN,	9/1/2017	final
BL-17-08-2615	COMM INTERIOR ALTERATIONS SUITE 1 \$98,034	1 ALHAMBRA PLZ	RG CONSTRUCTION CON:	4/16/2018	final
BL-17-09-1808	COMMERCIAL INTERIOR ALTERATIONS 9TH & 10TH FLOOR \$25,000	1 ALHAMBRA PLZ	RG CONSTRUCTION CON:	11/29/2017	final
BL-17-11-1400	COMM INTERIOR ALTERATIONS @ SUITE 3 (WELLNESS CENTER) \$380,813	1 ALHAMBRA PLZ	RG CONSTRUCTION CON:	5/1/2018	final
BL-18-03-3698	CANCELLED **** ILLUMINATED WALL SIGNS(2) ON SOUTH AND WEST ELEVATIONS @ 55 A	1 ALHAMBRA PLZ	ATLAS SIGNS INDUSTRIES		canceled
BL-19-02-3612	COMMERCIAL INTERIOR DEMO ONLY. \$12,000	1 ALHAMBRA PLZ	EXECUTIVE CONSTRUCTIC	3/27/2019	final
BL-19-04-5731	COMM INTERIOR DEMO ONLY @ BAY 13 \$7500	1 ALHAMBRA PLZ	FORBES CONSTRUCTION	6/13/2019	final
BL-19-05-4976	COMMERCIAL INTERIOR ALTERATIONS, EXTERIOR STORFRONT,NEW BAR AREA, CLF STORV	1 ALHAMBRA PLZ	FORBES CONSTRUCTION	10/23/2019	final
BL-19-05-5040	INTERIOR CONCRETE SLAB REPAIR @ BAY 13 \$75,000	1 ALHAMBRA PLZ	FORBES CONSTRUCTION	5/30/2019	final
BL-19-05-5972	NOT REQUIRED *** CONSTRUCTION STAGING PLAN FOR COMM INTERIOR DEMO ONLY @	1 ALHAMBRA PLZ	TRI MANAGEMENT GROU		canceled
BL-19-12-4386	COMM INTERIOR ALTERATIONS SUITE 1410 (LUBELL ROSEN) \$160,000	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	6/4/2020	final
BL-20-05-6440	COMM INTERIOR ALTERATIONS(534 SF) 14TH FLOOR STE # 1415 (IBM) \$60000	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	11/2/2020	final
BL-20-06-6668	COMM INTERIOR ALTERATIONS @ 55 ALHAMBRA 6TH FLOOR (KIPU HEALTH) \$24000	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	9/2/2020	final
BL-20-07-6767	*PLANS DICARDED/CANCELED* ELECTRICAL SIGN (BAY 13 BREWERY AND KITCHEN)	65 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT		canceled
BL-20-11-5470	COMMERCIAL INTERIOR ALTERATIONS SUITE 800 (FIRST HORIZON) \$675,000	1 ALHAMBRA PLZ	RG CONSTRUCTION CON:	1/5/2021	final
BL-21-07-7831	COMMERCIAL INTERIOR ALTERATIONS (ACSI) AT STE#1200 \$375,000	1 ALHAMBRA PLZ	EXECUTIVE CONSTRUCTIC	10/1/2021	final
BL-21-07-7880	COMMERCIAL - INTERIOR DEMO (ONLY) \$90,000	1 ALHAMBRA PLZ	LEMARTEC ENGINEERING	9/7/2021	final
BL-21-08-7264	COMMERCIAL INTERIOR ALTERATIONS @ 10TH FLOOR \$800,000	1 ALHAMBRA PLZ	LEMARTEC ENGINEERING	12/6/2021	final
BL-22-08-8920	***CANCELLED NOT REQUIRED****CONSTRUCTION STAGING FOR BLDB-22-02-0417	1 ALHAMBRA PLZ	MILLER CONSTRUCTION		canceled
CE-10-11-4603	WT8822 SEC 105 CC (CPM) GRAFFITI ON REAR OF BUILDING MUST BE REMOVED.	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	11/29/2010	final
CE-19-06-5750	LIEN SEARCH	1 ALHAMBRA PLZ	LIEN ONE INC	6/26/2019	final
CE-19-10-5131	lien search	1 ALHAMBRA PLZ	LIEN ONE INC	10/21/2019	final
CE-19-10-5815	lien search	1 ALHAMBRA PLZ	MENGGE	11/14/2019	final
CE-19-12-3730	LIEN SEARCH	1 ALHAMBRA PLZ	THE PLANNING & ZONING	12/5/2019	final
CE-20-02-5398	LIEN SEARCH	1 ALHAMBRA PLZ	LIEN ONE INC	2/28/2020	final
CE-20-11-5240	LIEN SEARCH (RUSH)	1 ALHAMBRA PLZ	MORGAN	11/4/2020	final
CE-23-01-6814	SPECIAL EVENT - WOOP WOOP AUSSIE DAY FESTIVAL 1/21/23 HOURS OF EVENT 4:30PM	65 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	1/20/2023	final
DR-15-10-5024	*OK TO CLOSE/CANCEL PER SURAMY CABRERA* COLUMBUS CENTER. DRC LEVEL 2 APPLICATION FOR CHANGE IN USE TO PERMIT A 10-RO	1 ALHAMBRA PLZ	USAA REAL ESTATE COMP	10/14/2015	canceled
EL -20-08-6422	*PLANS DICARDED/CANCELED* ELECTRICAL SIGN (BAY 13 BREWERY AND KITCHEN)	65 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT		canceled
EL-08-02-1103	FIXTURES, ROUGH WIRE OUTLETS, SERVICE, A/C	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	2/27/2008	final
EL-08-02-1224	TELEPHONE DEVICES & CONTROL PANEL SUITE 800	1 ALHAMBRA PLZ	TCS GROUP	3/11/2008	final
EL-08-03-0366	ACCESS CONTROL AND CCTV PANELS AND DEVICES	1 ALHAMBRA PLZ	SECURITY 101	3/18/2008	final

EL-08-03-0494	WIRING LOW VOLTAGE COMMUNICATION FOR 33 VAV BOXES	1 ALHAMBRA PLZ	ELECTRA TECH CORP	3/12/2008	final
EL-08-04-0181	LOW VOLTAGE AUDIO- VIDEO SYSTEM	1 ALHAMBRA PLZ	MAVCO INC	4/4/2008	final
EL-08-04-0785	FIRE ALARM DEVICES SUITE 800	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	4/14/2008	final
EL-08-05-0082	INSTALL LIGHT FIXTURES & WIRING OUTLETS, (SUITE 600) \$15,000	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	5/6/2008	final
EL-08-05-1631	INSTALL FIRE ALARM FOR COMM INTERIOR ALTERATIONS @ STE 600 (FRAGOMEN,DEL RE	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	5/30/2008	final
EL-08-06-1317	INSTALL SOUND & INTERCOM FOR THE COMM INTERIOR ALTERATIONS @ STE 600	1 ALHAMBRA PLZ	E TECH ELECTRIC INC	6/25/2008	final
EL-08-08-0293	CANCELLED - REMOVE ELECTRICAL CIRCUITS FOR THE COMMERCIAL INTERIOR ALTERATIONS #1116-1120	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	9/22/2009	final
EL-08-08-0302	REMOVE ELECTRICAL CIRCUITS FOR THE COMMERCIAL INTERIOR DEMO AND INTERIOR ALTERATIONS #1116-1120	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	8/18/2008	final
EL-09-04-2452	ROUGH WIRE OUTLETS, LOW VOLTAGE SYSTEM SUITE 700	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	4/17/2009	final
EL-09-04-2649	COMMERCIAL INTERIOR ALTERATIONS - SUITE 700	1 ALHAMBRA PLZ	JADOR INTERNATIONAL	4/24/2009	final
EL-09-05-2107	RELOCATE MAG LOCK FOR THE COMMERCIAL INTERIOR ALTERATIONS #700 (APPLE LATIN	1 ALHAMBRA PLZ	STERLING SECURITY TECH	5/8/2009	final
EL-09-05-2664	INSTALL OUTLETS & LOW VOLTAGE SYSTEM FOR THE COMMERCIAL INTERIOR ALTERATIO	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	5/19/2009	final
EL-09-05-3171	INSTALL (DATA OUTLET) LOW VOLTAGE FOR THE COMMERCIAL INTERIOR ALTERATIONS (A	1 ALHAMBRA PLZ	MEGA ELECTRIC INC	5/29/2009	final
EL-09-10-2034	DATA CABLE FOR 6TH FLOOR \$2,700	1 ALHAMBRA PLZ	CLARA	10/1/2009	final
EL-10-09-5358	ACCESS CONTROL SYSTEM. \$11998.00	1 ALHAMBRA PLZ	MIAMI MICROTRONIX	10/4/2010	final
EL-10-10-4185	LOW VOLT ACCESS CONTROL SYSTEM \$ 1,800 for suite #725	1 ALHAMBRA PLZ	STERLING SECURITY TECH	10/7/2010	final
EL-11-02-4163	ELECTRICAL WORK 20 LIGHT SOCKETS AND 21 ROUGH IN OUTLETS	1 ALHAMBRA PLZ	NEC ELECTRICAL CONTRA	2/3/2011	final
EL-11-02-4745	>>>CANCELLED>>> ISSUED INCORRECTLY. REFER TO ME 11 02 4747	1 ALHAMBRA PLZ	SECURITY FIRE PREVENTIO		canceled
EL-11-02-4778	INSTALL () TEMP SENSOR DEVICES STE# 800 \$1,600	1 ALHAMBRA PLZ	ADT SECURITY SERVICES	2/8/2011	final
EL-11-02-5153	LOW VOLTAGE SUPPLEMENT TO EL11024163 (LIZARRAN RESTAURANT) STE #1	1 ALHAMBRA PLZ	ALEJANDRO QUINTAS	2/14/2011	final
EL-11-02-6023	75 ROUGH IN OUTLETS AND 32 LIGHT SOCKETS	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	4/22/2011	final
EL-11-05-5770	CCTV SYSTEM INSTALLATION.	1 ALHAMBRA PLZ	INTEGRATED SECURITY SY	7/6/2011	final
EL-11-05-6028	LOW VOLTAGE (DATA) SUITE # 725	1 ALHAMBRA PLZ	IES COMMERCIAL INC	5/13/2011	final
EL-11-05-7216	ADD AND RELOCATE FIRE ALARM DEVICES	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	6/16/2011	final
EL-11-07-5683	ACCESS CONTROL	1 ALHAMBRA PLZ	INTERGRATED SECURITY S	7/6/2011	final
EL-11-07-7231	LOW VOLT FOR PROJECTION SCREEN AND SPEAKERS	1 ALHAMBRA PLZ	DIGITAL VIDEO SYSTEMS	7/26/2011	final
EL-11-10-6324	SUITE # 610- 16 LIGHT SOCKETS; 25 ROUGH IN OUTLETS; 101 COMMERCIAL CIRCUITS; 125 AMP PANE	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	11/15/2011	final
EL-11-10-6325	SUITE # 610 LOW VOLT DATA 7 COMM.	1 ALHAMBRA PLZ	ZYMROZ ENERGY LLC	11/22/2011	final
EL-11-11-6263	FIRE ALARM SYSTEM STE#610	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	11/28/2011	final
EL-11-11-6488	CCTV STE#610	1 ALHAMBRA PLZ	INTEGRATED SECURITY SY	12/6/2011	final
EL-11-12-5363	ACCESS CONTROL SYSTEM STE#610	1 ALHAMBRA PLZ	INTEGRATED SECURITY SY	12/8/2011	final
EL-11-12-5943	COMM INTER ALTER STE #1200 45 LIGHT SOCKETS; 35 ROUGH IN OUTLETS AND 2 COMMERCIAL OUTLETS	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	1/30/2012	final
EL-12-01-7181	20 LIGHT SOCKETS AND 4 ROUGH IN OUTLETS	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	3/5/2012	final
EL-12-02-7208	VOICE & DATA	1 ALHAMBRA PLZ	MTEL ONE INC	2/29/2012	final
EL-12-02-7383	FIRE ALARM FOR STE #1200 (ACS AT COLUMBUS CENTER)	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	2/16/2012	final
EL-12-03-7517	ELECTRICAL INTERIOR DEMO 6TH - 7TH - 8TH FLOORS - **OK TO CLOSE SEE BL12068893	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT		canceled
EL-12-03-8409	ACCESS CONTROL SYSTEM (NO FIRE REQ) STE #1200 (ACS AT COLUMBUS CENTER)	1 ALHAMBRA PLZ	STERLING SECURITY TECH	3/19/2012	final
EL-12-04-8663	REPAIR BROKEN ELECTRICAL PVC CONDUIT UNDER SIDEWALK AT BUILDING PROPERTY AR	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	4/19/2012	final
EL-12-05-8879		1 ALHAMBRA PLZ	EVOLUTION ELECTRICAL C		canceled
EL-12-06-9052	ILLUMINATED WALL SIGNS (GIBRALTAR PRIVATE) \$29,400	1 ALHAMBRA PLZ	ECONOMY SIGNS	12/20/2012	final
EL-12-06-9735	LOW VOLT TO RELOCATE CAMERAS	1 ALHAMBRA PLZ	SECURE TECHNOLOGIES I	7/5/2012	final
EL-12-06-9813	781 LIGHT SOCKETS; 505 ROUGH IN OUTLETS; 124 COMMERCIAL OUTLETS; 154 KW GENI	1 ALHAMBRA PLZ	THUNDER ELECTRICAL CO	9/19/2012	final
EL-12-09-0105	77 LIGHT SOCKETS; 75 ROUGH IN OUTLETS AND 4 COMMERCIAL OUTLETS	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	10/25/2012	final
EL-12-09-0922	LOW VOLT VOICE DATA	1 ALHAMBRA PLZ	BLUE WAVE COMMUNICA	9/18/2012	final
EL-12-10-0729	BURGLAR ALARM AND CAMERAS	1 ALHAMBRA PLZ	TYCO INTEGRATED SECUR	10/11/2012	final
EL-12-10-1131	ACCESS CONTROL SYSTEM	1 ALHAMBRA PLZ	TYCO INTEGRATED SECUR	10/23/2012	final
EL-12-11-0181	36 LIGHT SOCKETS; 32 ROUGH IN OUTLETS AND 3 SPECIAL OUTLETS	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	1/3/2013	final
EL-12-11-0390	FIRE ALARM SUITE 1130	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	11/8/2012	final
EL-12-11-0710	SUPPLEMENT TO EL12101131 ADD 1 ACCESS CONTROL PANEL 2 POWER SUPPLIES 3 CAR	1 ALHAMBRA PLZ	TYCO INTEGRATED SECUR	11/15/2012	final
EL-12-11-1364	FIRE ALARM SYSTEM (GIBRALTAR PRIVATE BANK & TRUST) @ 55 ALHAMBRA PL	1 ALHAMBRA PLZ	THUNDER ELECTRIC CONT	11/28/2012	final
EL-12-12-1131	LOW VOLTAGE - (VOICE & DATA)	1 ALHAMBRA PLZ	MEGA ELECTRIC INC	12/19/2012	final

EL-12-12-1254	LOW VOLTAGE (DATA) SUITE # 1415	1 ALHAMBRA PLZ	DATEL CORP	12/20/2012	final
EL-13-01-0835	FIRE ALARM PERMIT	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	1/17/2013	final
EL-13-01-1148	10 LIGHT SOCKETS; 15 ROUGH IN OUTLETS AND 5 COPMMERCIAL OUTLETS	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	3/11/2013	final
EL-13-02-0807	LOW VOLTAGE (CCTV CAMERAS) FOR COMMERCIAL INTERIOR ALTERATIONS (2,920 SF) €	1 ALHAMBRA PLZ	GATOR SECURITY	2/15/2013	final
EL-13-03-0775	ELECTRICAL FOR -WALL MOUNTED SIGN (1)(GIBRALTAR PRIVATE)	1 ALHAMBRA PLZ	ECONOMY SIGNS MANUF	3/12/2013	final
EL-13-03-1863	SPEAKER SYSTEM	1 ALHAMBRA PLZ	ADVANCED LOW VOLTAG	4/8/2013	final
EL-13-04-1199	FIRE ALARM 11TH FLOOR	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	4/19/2013	final
EL-13-06-1509	INSTALL 2 LIGHT FIXTURES AT GARAGE ENTRANCE	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	6/24/2013	final
EL-13-07-2004	240 LIGHT SOCKETS; 113 ROUGH IN OUTLETS AND 20 CFOMMERCIAL OUTLETS FOR LOW	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	8/16/2013	final
EL-13-08-1376	DATA/VOICE	1 ALHAMBRA PLZ	BLUE WAVE COMMUNIC	8/26/2013	final
EL-13-09-0639	30 LIGHT SOCKETS 13 ROUGH IN OUTLETS AND 2 COMMERCIAL OUTLETS	1 ALHAMBRA PLZ	EVOLUTION ELECTRICAL C	11/20/2013	final
EL-13-09-1023	FIRE ALARM	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	9/24/2013	final
EL-13-09-1355	ACCESS CONTROL \$8,500	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	9/27/2013	final
EL-13-10-1001	COMMERCIAL INTERIOR DEMO (ONLY) (APPLE INC.) 7TH FLOOR *OK TO CLOSE SEE BL1	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT		canceled
EL-13-10-1239	SOUND MASKING SYSTEM (10 FLOOR - SUITE 1000)	1 ALHAMBRA PLZ	ADVANCED LOW VOLTAG	10/22/2013	final
EL-13-10-1375	FIRE ALARM	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	10/25/2013	final
EL-13-11-1758	LOW VOLT WIRING FOR A/C CONTROLS SUITE 1000	1 ALHAMBRA PLZ	EVOLUTION ELECTRICAL C	11/1/2013	final
EL-13-11-2282	212 LIGHT SOCKETS; 160 ROUGH IN OUTLETS AND 15 COMMERCIAL OUTLETS 7TH FLOOR	1 ALHAMBRA PLZ	FISK ELECTRIC COMPANY	12/16/2013	final
EL-14-01-2206	NEW DATA OUTLETS	1 ALHAMBRA PLZ	FERREY ELECTRIC	1/15/2014	final
EL-14-01-2211	FIRE ALARM 7TH FLOOR BUILD OUT NELSON 9544482113	1 ALHAMBRA PLZ	FISK ELECTRIC COMPANY	1/15/2014	final
EL-14-01-2400	COMMERCIAL INTERIOR ALTERATIONS @ 1ST FLOOR CONFERENCE ROOM FIRE ALARM	1 ALHAMBRA PLZ	COMPREHENSIVE FIRE AL	1/21/2014	final
EL-14-01-2545	INSTALLATION OF 10 ACCESS CONTROL DOORS AND CAMERAS. 7 Floor	1 ALHAMBRA PLZ	INTEGRATED SECURITY SY	1/22/2014	final
EL-14-01-2874	LOW VOLTAGE DATA/AUDIO VIDEO SECURITY DESK AREA IN LOBBY	1 ALHAMBRA PLZ	DATEL CORP	1/29/2014	final
EL-14-04-2632	COMMERCIAL INTERIOR ALTERATIONS (LUBELL & ROSEN) STE# 1410 14 LIGHT SOCKETS AND 6 ROUGH IN OUTLETS	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	4/29/2014	final
EL-14-06-3196	FIRE ALARM SYSTEM (LUBELL & ROSEN) STE# 1410	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	6/17/2014	final
EL-14-08-2715	COMMERCIAL INTERIOR ALTERATONS (CABLE & WIRELESS COMMUNICATIONS) STE#90C 120 ROUGH IN OUTLETS; 73 ROUGH IN OUTLETS AND 10 COMMERCIAL OUTLETS	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	9/9/2014	final
EL-14-08-3104	COMMERCIAL INTERIOR ALTERATIONS (BRITVIC) STE# 1150 58 LIGHT SOCKETS; 44 ROUGH IN OUTLETS AND 3 COMMERCIAL OUTLETS	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	10/6/2014	final
EL-14-09-2279	LOW VOLTAGE VOICE & DATA CABLING (CABLE & WIRELESS COMMUNICATIONS) STE#9C	1 ALHAMBRA PLZ	BLUE WAVE COMMUNIC	9/12/2014	final
EL-14-09-2709	LOW VOLTAGE (FIRE ALARM SYSTEM)	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	10/2/2014	final
EL-14-09-3197	LOW VOLT FOR ACCESS CONTROL- 9TH FLOOR	1 ALHAMBRA PLZ	STERLING SECURITY TECH	10/6/2014	final
EL-14-10-2793	ELEC LOW VOLTAGE FOR FIRE ALARM	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	10/27/2014	final
EL-14-10-3640	LOW VOLT FOR ACCESS CONTROL	1 ALHAMBRA PLZ	STERLING SECURITY TECH	10/28/2014	final
EL-14-10-4007	LOW VOLT FOR DATA AND VISUAL	1 ALHAMBRA PLZ	DATEL CORP	10/30/2014	final
EL-14-11-4214	ELECTRICALFOR MAG LOCK \$2000	1 ALHAMBRA PLZ	STERLING SECURITY TECH	11/24/2014	final
EL-14-12-3306	COMMERCIAL INTERIOR ALTERATIONS STE#1465 17 LIGHT SOCKETS; 29 ROUGH IN OUTLETS AND 3 COMMERCIAL OUTLETS	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	1/29/2015	final
EL-15-02-0137	COMMERCIAL INTERIOR ALTERATIONS (6TH & 7TH FLOORS) APPLE, INC, 160 sockets,1C	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	3/17/2015	final
EL-15-02-0149	COMMERCIAL INTERIOR ALTERATIONS STE#1465	1 ALHAMBRA PLZ	COMPREHENSIVE FIRE AL	2/6/2015	final
EL-15-02-1484	COMMERCIAL INTERIOR DEMO STE# 925 \$10,000	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	3/23/2015	final
EL-15-03-4478	CANCELED SEE EL-15-03-4588***LOW VOLTAGE SYSTEM (6 OUTLETS)	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT		canceled
EL-15-03-4588	LOW VOLTAGE SYSTEM (6 OUTLETS)	1 ALHAMBRA PLZ	B AND B ELEC CO	3/17/2015	final
EL-15-03-4680	CANCELLED - COMMERCIAL INTERIOR REMODEL TO 6TH AND 7TH FLOOR 160 LIGHT SOCI	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	3/31/2015	canceled
EL-15-04-4552	COMMERCIAL INTERIOR ALTERATIONS (6TH & 7TH FLOORS) APPLE, INC,	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	4/21/2015	final
EL-15-04-4600	COMM INTERIOR ALTERATIONS @ PENTHOUSE (REGUS) 33 LIGHT SOCKETS; 50 ROUGH IN OUTLETS AND 7 COMMERCIAL OUTLETS	1 ALHAMBRA PLZ	MCFARLAND ELECTRICAL	6/3/2015	final
EL-15-04-4987	LOW VOLTAGE WIRING, DATA INSTALLATION (6TH & 7TH FLOORS) APPLE, INC,	1 ALHAMBRA PLZ	ASE TELECOM & DATA INC	4/22/2015	final
EL-15-05-5311	COMMERCIAL INTERIOR ALTERATIONS (6TH & 7TH FLOORS) APPLE, INC, \$883,313	1 ALHAMBRA PLZ	INTEGRATED SECURITY SY	5/19/2015	final
EL-15-06-5023	FIRE ALARM LOW VOLT PERMIT	1 ALHAMBRA PLZ	SIEMENS INDUSTRY INC	7/14/2015	final
EL-15-07-4772	LOW VOLTAGE / DATA/ PHONE WIRING @ PENTHOUSE (REGUS) \$2,500	1 ALHAMBRA PLZ	MCFARLAND ELECTRICAL	7/10/2015	final
EL-15-07-5580	DOUBLE PERMIT CREATED	1 ALHAMBRA PLZ	HOLT LEE CONSTRUCTION		canceled
EL-15-07-5586	PERMIT CREATED IN ERROR	1 ALHAMBRA PLZ	STERLING SECURITY TECH		canceled
EL-15-07-5649	ACCESS CONTROL ELECTRICAL @ PENTHOUSE FLOOR ELECTRICAL LOW VOLT FOR ACCESS CONTROL	1 ALHAMBRA PLZ	STERLING SECURITY TECH	7/23/2015	final
EL-16-03-5718	COMM INTER ALTER SUITE 100 (ANTHEM BANK & TRUST)	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	4/14/2016	final

EL-16-05-6041	COMM INTER ALTER SUITE 100 (ANTHEM BANK & TRUST) \$85,000	1 ALHAMBRA PLZ	DATTEL CORP	5/5/2016	final
EL-16-05-7032	COMM INTER ALTER SUITE 100 (ANTHEM BANK & TRUST) LOW VOLT FOR FIRE ALARM	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	5/19/2016	final
EL-16-05-7280	COMM INTER ALTER SUITE 100 (ANTHEM BANK & TRUST)	1 ALHAMBRA PLZ	STERLING SECURITY TECH	6/6/2016	final
EL-16-08-6358	*PRIVATE PROVIDER- MTCI PRIVATE PROVIDER SERVICES- COMM INTER ALTER STE #25 (S 91 LIGHTS; 120 OUTLETS; 8 COMMERCIAL OUTLETS; 90 KVA TRANSF.; 300 AMP SWITCHB	1 ALHAMBRA PLZ	TRUE POWER ELECTRIC II	2/21/2017	final
EL-16-09-5352	ILLUMINATED REVERSE CHANNEL LETTERS WALL SIGN (FRED ASTAIRE DANCE STUDIO)	1 ALHAMBRA PLZ	SAUL SIGNS	2/6/2017	final
EL-16-09-6384	COMMERICAL INTERIOR ALTERATIONS STE#5 31 LIGHTS; 44 OUTLETS; 4 COMMERCIAL OUTLETS; 30 KVA TRANSFORMER AND 100 AMP	1 ALHAMBRA PLZ	SECURE TECHNOLOGIES I	11/1/2016	final
EL-16-09-6559	COMMERICAL INTERIOR ALTERATIONS STE#5 @ \$105,000	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT		canceled
EL-16-11-7110	COLUMBUS CENTER PLAZA IMPROVEMENTS -FOUNTAIN,PLANTERS,LANDSCAPING,TILING, 118 LIGHTS AND 46 FEET OF LED LIGHTS	1 ALHAMBRA PLZ	OCEAN COAST ELECTRICA	6/7/2017	final
EL-16-11-7805	COMMERICAL INTERIOR ALTERATIONS (UF DEVELOPMENT & ALUMNI AFFAIRS) @ STE#5 LOW VOLT FOR FIRE ALARM	1 ALHAMBRA PLZ	SECURE TECHNOLOGIES I	12/2/2016	final
EL-16-12-6371	TEMPORARY 30 DAY FOR TEST (UF DEVELOPMENT & ALUMNI AFFAIRS) @ STE#5	1 ALHAMBRA PLZ	SECURE TECHNOLOGIES I	12/8/2016	final
EL-16-12-6680	ILLUMINATED WALL SIGN (UF UNIVERSITY OF FLORIDA) LETTER STYLE: LOGOTYPE / FACE C	1 ALHAMBRA PLZ	ART SIGN CO INC	1/11/2017	final
EL-16-12-6931	FIRE ALARM SYSTEM *** (MTCI PRIVATE PROVIDER SERVICES) - COMM INTER ALTER STE	1 ALHAMBRA PLZ	SIEMENS INDUSTRY INC	5/10/2017	final
EL-17-01-1061	WALK IN INSTALLATION OF ATM MACHINE	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	2/15/2017	final
EL-17-02-1548	ELECTRICAL FOR ATM CAMERA	1 ALHAMBRA PLZ	SECURE TECHNOLOGIES I	3/15/2017	final
EL-17-04-2245	ILLUMINATED WALL SIGN @ SUITE 25 * "SAGE DENTAL"	1 ALHAMBRA PLZ	ART SIGN CO INC	6/20/2017	final
EL-17-04-2542	LOW VOLT PERMIT FOR SAGE DENTAL	1 ALHAMBRA PLZ	C DAVIS ELECTRIC INC	5/2/2017	final
EL-17-05-2606	COMM INTERIOR ALTERATIONS (FREEMANTLE MEDIA) STE 1110 20 LIGHTS' 24 OULETS AND 10 COMMERCIAL OUTLETS	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	8/28/2017	final
EL-17-07-2309	COMM INTERIOR ALTERATIONS SUITE1250 53 LIGHTS; 20 OUTLETS AND 11 COMMERCIAL OUTLETS	1 ALHAMBRA PLZ	SECURE TECHNOLOGIES I	10/11/2017	final
EL-17-07-2311	COMM INTERIOR ALTERATIONS SUITE 1225 44 LIGHTS; 20 OUTLETS AND 7 COMMERCIAL OUTLETS	1 ALHAMBRA PLZ	SECURE TECHNOLOGIES I	10/11/2017	final
EL-17-08-2495	COMM INTERIOR ALTERATIONS (FREEMANTLE MEDIA) STE 1110 LOW VOLT FOR FIRE ALARM	1 ALHAMBRA PLZ	COMPREHENSIVE FIRE AL	9/21/2017	final
EL-17-10-1001	COMMERCIAL INTERIOR ALTERATIONS 9TH & 10TH FLOOR 30 OUTLETS, 21 LIGHTS AND 3 COMMERCIAL OUTLETS	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	12/6/2017	final
EL-17-10-1158	COMM INTERIOR ALTERATIONS SUITE 1 15 LIGHTS AND 25 OUTLETS	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	5/4/2018	final
EL-17-11-1053	LOW VOLTAGE - CAT 6 DATA CABLES THIS IS FOR SUITE # 1110	1 ALHAMBRA PLZ	DATTEL CORP	11/8/2017	final
EL-17-11-1412	FIRE ALARM PERMIT FOR 1225	1 ALHAMBRA PLZ	SECURE TECHNOLOGIES I	1/30/2018	final
EL-17-11-1413	FIRE ALARM FOR #1250	1 ALHAMBRA PLZ	SECURE TECHNOLOGIES I	1/30/2018	final
EL-17-11-2346	LOW VOLT PERMIT FOR FIRE ALARM SUITE -110	1 ALHAMBRA PLZ	COMPREHENSIVE FIRE AL	12/6/2017	final
EL-17-12-1426	COMM INTERIOR ALTERATIONS @ SUITE 3 (WELLNESS CENTER) 71 LIGHTS; 20 OUTLETS AND 12 COMMERCIAL OUTLETS 30 KW TRANSFORMER AND 100.	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	5/4/2018	final
EL-18-03-3767	CANCELLED ***** ILLUMINATED WALL SIGNS(2) ON SOUTH AND WEST ELEVATIONS @ 55 A 2 SIGNS	1 ALHAMBRA PLZ	ATLAS SIGNS INDUSTRIES		canceled
EL-18-06-4267	COMM INTERIOR ALTERATIONS @ SUITE 3 (WELLNESS CENTER) LOW VOLT FOR FIRE ALARM	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	7/9/2018	final
EL-18-06-4270	COMM INTERIOR ALTERATIONS SUITE 1 LOW VOLT FOR FIRE ALARM	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	7/9/2018	final
EL-18-07-3812	LOW VOLTAGE FOR DATA LINES & TELEPHONE \$800	1 ALHAMBRA PLZ	STERLING SECURITY TECH	7/25/2018	final
EL-18-08-3121	LOW VOLT PERMIT FOR ACCESS CONTROL	1 ALHAMBRA PLZ	STERLING SECURITY TECH	8/14/2018	final
EL-18-09-2733	COMM INTERIOR ALTERATIONS @ SUITE 3 (WELLNESS CENTER) TEMP FOR TEST	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	9/19/2018	final
EL-19-02-3768	INTERIOR DEMO ONLY. ELECTRICAL	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	8/16/2019	final
EL-19-04-5812	COMM INTERIOR DEMO ONLY @ BAY 13 \$7500	1 ALHAMBRA PLZ	TRI MANAGEMENT GROU	8/12/2019	final
EL-19-05-5017	COMMERCIAL *FINAL *INTERIOR/ EXTERIOR STORFRONT & NEW BAR AREA "BAY 13 AT O	1 ALHAMBRA PLZ	PROSTAR ELECTRICAL COI	11/13/2019	final
EL-19-09-4313	COMM. GENERAL REPAIRS TO ELEV. MACHINE ROOM (INSTALL 1 - 2 TON MINI SPLIT) \$6,4	1 ALHAMBRA PLZ	AUSTEN AIR CONDITIONI	9/25/2019	final
EL-19-12-4446	COMM INTERIOR ALTERATIONS SUITE 1410 (LUBELL ROSEN)	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	8/17/2020	final
EL-19-12-4772	FIRE ALARM \$4000	1 ALHAMBRA PLZ	SIEMENS INDUSTRY INC	2/18/2020	final
EL-20-04-6480	CHANGE OF CONTRACTOR TO EL-22-03-9019 COMMERCIAL *FIRE ALARM FOR ELEVATOR 6 & 7	1 ALHAMBRA PLZ	SIEMENS INDUSTRY INC	4/23/2020	canceled
EL-20-05-6584	COMM INTERIOR ALTERATIONS 14TH FLOOR STE # 1415 (IBM) \$60000	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	11/4/2020	final
EL-20-07-5888	COMMERCIAL INTERIOR ALTERATIONS, EXTERIOR STORFRONT,NEW BAR AREA, CLF STOR	1 ALHAMBRA PLZ	NERDTECK INC	7/16/2020	final
EL-20-10-7026	COMM INTERIOR ALTERATIONS SUITE 1410 COMPUTER WIRING	1 ALHAMBRA PLZ	PREMIER ELECTRICAL SER	10/27/2020	final
EL-20-10-7210	(@ 55 ALHAMBRA CIR) RELOCATE MAIN ENTRANCE MAGLOCK AND (1) WALL MOUNT SPE	1 ALHAMBRA PLZ	COMPREHENSIVE FIRE AL	11/18/2020	final
EL-20-11-5529	COMMERCIAL INTERIOR ALTERATIONS SUITE 800 (FIRST HORIZON) \$675,000 AND LOW VOLTAGE CABLES FOR THE VAV CONTROL	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	1/6/2021	final

EL-20-12-5314	RELOCATE ONE WALL MOUNT NAC DEVICES TO CEILING MOUNT \$2000 (STE 1415)	1 ALHAMBRA PLZ	COMPREHENSIVE FIRE AL	1/5/2021	final
EL-21-01-5583	FIRE ALARM SYSTEM (SUITE 800) \$27,000 FD-21-01-5563	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	1/26/2021	final
EL-21-01-5590	COMMERCIAL INTERIOR ALTERATIONS SUITE 800 (FIRST HORIZON) LOW VOLTAGE DATA	1 ALHAMBRA PLZ	CUSTOM CALL CENTERS II	1/7/2021	final
EL-21-01-5678	COMMERCIAL INTERIOR ALTERATIONS SUITE 800 (FIRST HORIZON) LOW VOLTAGE SOUND MASKING SYSTEM	1 ALHAMBRA PLZ	TECHNOLOGEASE INC	1/11/2021	final
EL-21-01-6308	**ACCESS CONTROL ** FD-21-01-6297 COMMERCIAL INTERIOR ALTERATIONS SUITE 800	1 ALHAMBRA PLZ	CONVERGINT TECHNOLO	1/27/2021	final
EL-21-07-7959	COMMERCIAL INTERIOR ALTERATIONS (3,000 SF) AT STE#1200 \$375,000	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	10/28/2021	final
EL-21-07-8475	COMMERCIAL - INTERIOR DEMO (ONLY) ELECTRICAL	1 ALHAMBRA PLZ	RUIZ ELECTRIC CORP	2/15/2022	final
EL-21-09-6052	COMMERCIAL INTERIOR ALTERATIONS @ 10TH FLOOR \$800,000	1 ALHAMBRA PLZ	RUIZ ELECTRIC CORP	12/7/2021	final
EL-21-11-6244	FIRE ALARM FD-21-11-6170 COMMERCIAL INTERIOR ALTERATIONS (ACSI) AT STE#1200 \$375,000	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	12/20/2021	final
EL-21-11-6404	COMMERCIAL INTERIOR ALTERATIONS (ACSI) AT STE#1200 LOW VOLTAGE DATA	1 ALHAMBRA PLZ	CUSTOM CALL CENTERS II	11/18/2021	final
EL-21-11-6500	LOW VOLTAGE FOR ACCESS CONTROL(FD-21-12-6175) FOR COMMERCIAL INTERIOR ALTE	1 ALHAMBRA PLZ	DST SECURITY LLC	12/10/2021	final
EL-21-12-6308	COMMERCIAL INTERIOR ALTERATIONS (ACSI) AT STE#1200 \$375,000	1 ALHAMBRA PLZ	EXECUTIVE CONSTRUCTIC		canceled
EL-21-12-6321	COMMERCIAL INTERIOR ALTERATIONS (ACSI) AT STE#1200 LOW VOLTAGE A/V,	1 ALHAMBRA PLZ	AVI SPL LLC	12/16/2021	final
EL-21-12-6339	COMMERCIAL INTERIOR ALTERATIONS @ 10TH FLOOR LOW VOLTAGE DATA	1 ALHAMBRA PLZ	BLUE WAVE COMMUNICA	12/22/2021	final
EL-21-12-6370	COMMERCIAL INTERIOR ALTERATIONS @ 10TH FLOOR \$800,000 (Audio Visual)	1 ALHAMBRA PLZ	AVI SPL LLC	12/22/2021	final
EL-22-01-6546	FIRE ALARM - @ 10TH FLOOR FD-22-01-6542	1 ALHAMBRA PLZ	RUIZ ELECTRIC CORP	2/17/2022	final
EL-22-03-9006	CHANGE OF CONTRACTOR TO ENERGVOV PERMIT NO. EDEN-23-08-0127 COMMERCIAL INTERIOR ALTERATIONS @ 10TH FLOOR CCTV, AND FREE EGREES	1 ALHAMBRA PLZ	SKYNET INTERGRATIONS I	3/14/2022	canceled
EL-22-03-9019	CHANGE OF CONTRACTOR FROM EL-20-04-6480 COMMERCIAL *FIRE ALARM FOR ELEVATOR 6 & 7	1 ALHAMBRA PLZ	SIEMENS INDUSTRY INC	3/17/2022	stop work
EX-14-02-2187	PERMIT RENEWAL BL-12-03-7401	1 ALHAMBRA PLZ	WELLINGTON CONSTRUCT	2/11/2014	final
EX-14-10-4006	CANCEL - CREATED IN ERROR	1 ALHAMBRA PLZ	MK ROARK INC	10/29/2014	final
EX-15-05-4777	PERMIT EXTENSION FOR BL-12-05-8762	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	5/13/2015	final
EX-15-07-5588	PERMIT RENEWAL TO EL-14-11-4214	1 ALHAMBRA PLZ	STERLING SECURITY TECH	7/31/2015	final
EX-16-05-7299	CANCELLED EXTENSION TO EL-14-11-4214	1 ALHAMBRA PLZ	STERLING SECURITY TECH		canceled
EX-17-11-1205	**PERMIT EXTENSION FOR BL-12-03-7401** COMMERCIAL INTERIOR DEMO 6TH - 7TH - 8TH FLOORS \$25000	1 ALHAMBRA PLZ	WELLINGTON CONSTRUCT	11/8/2017	final
EX-18-06-3264	EXTENSION TO BL-17-03-2124 /STRUCTURAL REPAIRS \$125,000	1 ALHAMBRA PLZ	C & S PAINT AND WALLPA	6/8/2018	final
EX-19-07-4508	EXTENSION FOR BL-17-03-2124 **** STRUCTURAL REPAIRS \$125,000	1 ALHAMBRA PLZ	C & S PAINT AND WALLPA	7/5/2019	final
EX-20-06-6508	PERMIT EXTENTION FOR BL17032124- APPROVED FOR 30 DAYS** FOR STRUCTURAL REP.	1 ALHAMBRA PLZ	C&S PAINT & WALLPAPER	6/18/2020	final
EX-20-09-5602	PERMIT EXTENSION FOR BL-12-03-7401 - OK TO CANCEL - PER S CABRERA	1 ALHAMBRA PLZ	WELLINGTON CONSTRUCT		canceled
EX-21-08-7716	RENEWAL FOR BL-12-03-7401- 60 DAYS COMMERCIAL INTERIOR DEMO 6TH - 7TH - 8TH FLOORS \$25000	1 ALHAMBRA PLZ	WELLINGTON CONSTRUCT	9/23/2021	final
EX-22-09-6740	**RENEWAL FOR BL-19-05-5040***	1 ALHAMBRA PLZ	FORBES CONSTRUCTION	10/11/2022	final
FD-07-06-0016		1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	6/11/2007	final
FD-07-06-0070		1 ALHAMBRA PLZ	ALL FIRE SPRINKLERS	6/21/2007	final
FD-08-03-0289	YAHOO - FIRST FLOOR *****ACCESS CONTROL ONLY *****	1 ALHAMBRA PLZ	SECURITY 101	3/10/2008	final
FD-08-04-0612	YAHOO - SUITE 800	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	4/10/2008	final
FD-08-05-0509	SUITE 800 -- MASTER BLDG PERMIT #BL07-12-0422	1 ALHAMBRA PLZ	TURNER CONSTRUCTION	5/8/2008	final
FD-08-05-1222	FRAGOMEN, DEL REY, BERNSEN & LOEWY, LLP - SUITE 600	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	5/21/2008	final
FD-08-05-1290	FRAGOMEN, DEL REY, BERNSEN & LOEWY, LLP - SUITE 600	1 ALHAMBRA PLZ	ALPHA FIRE SPRINKLER CO	5/22/2008	final
FD-08-08-0391	SUITES 1116 & 1120	1 ALHAMBRA PLZ	ALPHA FIRE SPRINKLER CO	8/11/2008	final
FD-09-04-2684	APPLE LATIN AMERICA AND CARIBBEAN	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	4/22/2009	final
FD-09-05-2510	APPLE LATIN AMERICA & CARIBBEAN	1 ALHAMBRA PLZ	ALPHA FIRE SPRINKLER CO	5/19/2009	final
FD-09-05-2706	ACS INFRASTRUCTURE DEVELOPMENT, INC.	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	6/4/2009	final
FD-09-06-2093	ACS INFRASTRUCTURE DEVELOPMENT INC	1 ALHAMBRA PLZ	GULFSTREAM FIRE SPRINK	6/10/2009	final
FD-10-10-3839	ACS INFRASTRUCTURE ***ACCESS CONTROL***	1 ALHAMBRA PLZ	MIAMI MICROTRONIX	10/1/2010	final
FD-10-10-4176	SUITE 725 ***ACCESS CONTROL***	1 ALHAMBRA PLZ	STERLING SECURITY TECH	10/6/2010	final

FD-11-02-4539	LIZARRAN RESTAURANT - SUITE #1 ***REVISION #1, 3/31/11 ***	1 ALHAMBRA PLZ	SECURITY FIRE PREVENTIO	3/31/2011	final
FD-11-05-5820	SUITES #700 & #725 - APPLE INC. LATIN AMERICA	1 ALHAMBRA PLZ	ALPHA FIRE SPRINKLER CO	5/10/2011	final
FD-11-05-7094	SUITSE #700 & #725 - APPLE INC. LATIN AMERICA	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	5/26/2011	final
FD-11-06-7704	7TH FLOOR - APPLE ***ACCESS CONTROL***	1 ALHAMBRA PLZ	INTEGRATED SECURITY SY	7/5/2011	final
FD-11-11-6159	SUITE#610 - APPLE LATIN AMERICA	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	11/22/2011	final
FD-11-12-5049	SUITE#610 - APPLE CORAL GABLES ***ACCESS CONTROL***	1 ALHAMBRA PLZ	INTEGRATED SECURITY SY	12/2/2011	final
FD-11-12-5605	SUITE#610 - APPLE LATIN AMERICAN	1 ALHAMBRA PLZ	ALPHA FIRE SPRINKLER CO	12/9/2011	final
FD-12-02-6683	SUITE #1200 - ACS AT COLUMBUS CENTER	1 ALHAMBRA PLZ	GULFSTREAM FIRE SPRINK	2/9/2012	final
FD-12-02-7369	SUITE #1200 - ACS AT COLUMBUS CENTER	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	2/16/2012	final
FD-12-10-0986	6TH - 7TH - 8TH FLOORS & 1ST FLOOR LOBBY - GIBRALTAR PRIVATE BANK & TRUST @ 55 ***ACCESS CONTROL***	1 ALHAMBRA PLZ	TYCO INTEGRATED SECUR	4/4/2013	final
FD-12-11-0227	COMMERCIAL INTERIOR ALTERATIONS 6TH - 7TH - 8TH FLOORS & 1ST FLOOR LOBBY, ATM ***SHOP DRAWINGS FOR FRP & PAINT REQUIRED***	1 ALHAMBRA PLZ	CITY CONSTRUCTION GRO	11/5/2012	final
FD-12-11-0377	COMMERCIAL INTERIOR ALTERATIONS (4,900 SF) STE#1130 (REYES LAW FIRM) \$130,000	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	11/7/2012	final
FD-12-11-1321	COMMERCIAL INTERIOR ALTERATIONS 6TH - 7TH - 8TH FLOORS & 1ST FLOOR LOBBY, ATM ***SHOP DRAWINGS FOR FRP & PAINT REQUIRED***	1 ALHAMBRA PLZ	THUNDER ELECTRICAL CO	11/26/2012	final
FD-12-12-0010	COMMERCIAL INTERIOR ALTERATIONS (4,900 SF) STE#1130 (REYES LAW FIRM) \$130,000	1 ALHAMBRA PLZ	MULLER FIRE PROTECTIO	12/3/2012	final
FD-13-01-0737	COMMERCIAL INTERIOR ALTERATIONS (2,920 SF) @ 14TH FLOOR (IBM) \$82,500 FIRE ALARM SYSTEM PERMIT 1/15/13	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	1/15/2013	final
FD-13-01-1577	COMMERCIAL INTERIOR ALTERATIONS (2,920 SF) @ 14TH FLOOR (IBM) \$82,500 FIRE SPRINKLER SYSTEM 1/31/13	1 ALHAMBRA PLZ	ALPHA FIRE SPRINKLER CO	1/31/2013	final
FD-13-04-0086	COMMERCIAL INTERIOR ALTERATIONS 6TH - 7TH - 8TH FLOORS & 1ST FLOOR LOBBY, ATM FIRE SMOKE EVACUATION TEST 4-1-2013 ***SHOP DRAWINGS FOR FRP & PAINT REQUIRED***	1 ALHAMBRA PLZ	CITY CONSTRUCTION GRO	4/2/2013	final
FD-13-04-0524	COMM INTER ALTER 11TH FLR (INTELSAT) \$80,000 FIRE SPRINKLER PERMIT 4-9-2013	1 ALHAMBRA PLZ	MULLER FIRE PROTECTIO	4/9/2013	final
FD-13-04-1197	COMM INTER ALTER 11TH FLR (INTELSAT) \$80,000 FIRE ALARM PERMIT 4-18-13 SUITE 1100	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	4/18/2013	final
FD-13-09-0986	COMMERCIAL INTERIOR ALTERATIONS (10 FLOOR - SUITE 1000) CABLE & WIRELESS COM FIRE ALARM PERMIT 9-19-13	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	9/19/2013	final
FD-13-09-1334	COMMERCIAL INTERIOR ALTERATIONS (10 FLOOR - SUITE 1000) CABLE & WIRELES COM FIRE ALARM PERMIT 9-25-13; *** REVISION FIRE ALARM 10-23-13	1 ALHAMBRA PLZ	STERLING SECURITY TECH	9/25/2013	final
FD-13-09-1662	COMMERCIAL INTERIOR ALTERATIONS (10 FLOOR - SUITE 1000) CABLE & WIRELES COM FIRE SPRINKLER PERMIT 9-30-13 *** REV#1 10-23-13 *** REV#2 10-31-13	1 ALHAMBRA PLZ	ER FIRE PROTECTION ENG	9/30/2013	final
FD-13-10-1806	COMMERCIAL INTERIOR ALTERATIONS (10 FLOOR - SUITE 1000) CABLE & WIRELES COM FIRE SMOKE EVACUATION TEST PERMIT 10-31-13 SCHEDULED: WENDESDAY 11-6-13 @ 7 AM	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	10/31/2013	final
FD-13-12-2487	COMMERCIAL INTERIOR ALTERATIONS @ 1ST FLOOR CONFERENCE ROOM \$70,000 FIRE SPRINKLER PERMIT 12-16-13	1 ALHAMBRA PLZ	ALPHA FIRE SPRINKLER CO	12/17/2013	final
FD-13-12-2588	COMMERCIAL INTERIOR ALTERATIONS @ 1ST FLOOR CONFERENCE ROOM \$70,000	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION		canceled
FD-13-12-2620	COMMERCIAL INTERIOR ALTERATIONS - 7TH FLOOR (APPLE INC) \$1,000,000 FIRE SPRINKLER PERMIT 12-18-13	1 ALHAMBRA PLZ	ACTIVE FIRE SPRINKLERS	12/18/2013	final
FD-14-01-2188	COMMERCIAL INTERIOR ALTERATIONS - 7TH FLOOR (APPLE INC) \$1,000,000 FIRE ALARM PERMIT 1-14-14	1 ALHAMBRA PLZ	FISK ELECTRIC COMPANY	1/14/2014	final
FD-14-01-2312	COMMERCIAL INTERIOR ALTERATIONS @ 1ST FLOOR CONFERENCE ROOM \$70,000 FIRE ALARM 1-16-14	1 ALHAMBRA PLZ	COMPREHENSIVE FIRE AL	1/16/2014	final
FD-14-04-2879	COMMERCIAL INTERIOR ALTERATIONS - 7TH FLOOR (APPLE INC) \$1,000,000 SMOKE EVACUATION TEST PERMIT 4-16-14 SCHEDULED FOR: 4-17-14 THURSDAY @ 7PM; RESCHEDULED FOR 4/24/14 7PM	1 ALHAMBRA PLZ	HA CONTRACTING CORP	4/16/2014	final
FD-14-05-2486	COMMERCIAL INTERIOR ALTERATIONS (LUBELL & ROSEN) STE# 1410 \$75,000 FIRE SPRINKLER PERMIT 5-7-14	1 ALHAMBRA PLZ	ALPHA FIRE SPRINKLER CO	5/7/2014	final
FD-14-06-2995	COMMERCIAL INTERIOR ALTERATIONS (LUBELL & ROSEN) STE# 1410 \$75,000 FIRE ALARM PERMIT 6-13-14	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	6/13/2014	final
FD-14-09-2565	COMMERCIAL INTERIOR ALTERATONS (CABLE & WIRELESS COMMUNICATIONS) STE#90C FIRE ALARM PERMIT 9-16-14	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	9/16/2014	final

FD-14-10-2028	COMMERCIAL INTERIOR ALTERATIONS (CABLE & WIRELESS COMMUNICATIONS) STE#90C FIRE SPRINKLER PERMIT 10-2-14	1 ALHAMBRA PLZ	ALPHA FIRE SPRINKLER CO	10/2/2014	final
FD-14-10-2250	COMMERCIAL INTERIOR ALTERATIONS (CABLE & WIRELESS COMMUNICATIONS) STE#90C FIRE ALARM PERMIT 10-6-14 *** ACCESS CONTROL*****	1 ALHAMBRA PLZ	STERLING SECURITY TECH	10/14/2014	final
FD-14-10-2795	FIRE ALARM SYSTEM SUITE #1150	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	10/27/2014	final
FD-14-10-3474	RELOCATE (29) FIRE SPRINKLER HEADS \$4069	1 ALHAMBRA PLZ	ALPHA FIRE SPRINKLER CO	10/28/2014	final
FD-14-10-3639	ACCESS CONTROL SUITE 1150	1 ALHAMBRA PLZ	STERLING SECURITY TECH	10/28/2014	final
FD-14-11-4120	MAG LOCK \$2000 SUITE 1410	1 ALHAMBRA PLZ	STERLING SECURITY TECH	11/24/2014	issued
FD-15-02-0105	FIRE ALARM	1 ALHAMBRA PLZ	COMPREHENSIVE FIRE AL	2/6/2015	final
FD-15-02-0934	FIRE SPRINKLER STE#1465 \$47,000	1 ALHAMBRA PLZ	ER FIRE PROTECTION ENG	3/5/2015	final
FD-15-04-4486	FIRE SPRINKLER SYSTEM (6TH & 7TH FLOORS) APPLE, INC	1 ALHAMBRA PLZ	S & L FIRE PROTECTION	4/15/2015	final
FD-15-04-4531	FIRE ALARM SYSTEM (6TH & 7TH FLOORS) APPLE, INC,	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	4/21/2015	final
FD-15-05-5296	INSTALL OF ACCESS CONTROL SYSTEM (6TH & 7TH FLOORS) APPLE, INC	1 ALHAMBRA PLZ	INTEGRATED SECURITY SY	5/19/2015	final
FD-15-06-4684	FIRE SPRINKLER PENTHOUSE LEVEL	1 ALHAMBRA PLZ	F & R FIRE PROTECTION S	6/19/2015	final
FD-15-06-5006		1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT		canceled
FD-15-06-5008	FIRE ALARM(PENTHOUSE)	1 ALHAMBRA PLZ	SIEMENS INDUSTRY INC	7/14/2015	final
FD-15-07-4959	INSTALLATION OF LINE BACKFLOW PREVENTER \$8,800	1 ALHAMBRA PLZ	ALL AMERICAN FIRE INSP	7/16/2015	final
FD-15-07-5583	ACCESS CONTROL @ PENTHOUSE FLOOR \$800	1 ALHAMBRA PLZ	STERLING SECURITY TECH	7/27/2015	final
FD-16-04-7329	FIRE SPRINKLER @ GROUND LEVEL	1 ALHAMBRA PLZ	ALPHA FIRE SPRINKLER CO	5/3/2016	final
FD-16-05-6980	FIRE ALARM FOR COMM INTER ALTER SUITE 100 (ANTHEM BANK & TRUST) \$4,750	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	5/26/2016	final
FD-16-05-7240	ACCESS CONTROL FOR COMM INTER ALTER SUITE 100 (ANTHEM BANK & TRUST) \$4,500	1 ALHAMBRA PLZ	STERLING SECURITY TECH	6/6/2016	final
FD-16-11-7789	FIRE ALARM SYSTEM (UF DEVELOPMENT & ALUMNI AFFAIRS) @ STE#5	1 ALHAMBRA PLZ	SECURE TECHNOLOGIES I	12/2/2016	final
FD-16-12-6725	RELOCATE (1) SPRINKLER HEAD (UF DEVELOPMENT & ALUMNI AFFAIRS) @ STE#5 \$2,950	1 ALHAMBRA PLZ	ALPHA FIRE SPRINKLER CO	12/14/2016	final
FD-16-12-6741	RELOCATE & REPLACE (35) FIRE SPRINKLERS SYSTEM STE #25	1 ALHAMBRA PLZ	PHILLIPS FIRE SPRINKLER	2/21/2017	final
FD-16-12-6742	FIRE ALARM SYSTEM *** (MTCI PRIVATE PROVIDER SERVICES) - COMM INTER ALTER STE	1 ALHAMBRA PLZ	SIEMENS INDUSTRY INC	2/21/2017	final
FD-17-08-2445	TO REMOVE AND RE-INSTALL FIRE ALARM DEVICES AS SHOWN ON PLANS \$4,875 S-1110	1 ALHAMBRA PLZ	COMPREHENSIVE FIRE AL	9/21/2017	final
FD-17-12-1072	FIRE SPRINKLERS FOR COMM INTERIOR ALTERATIONS SUITE 1225 \$150,000	1 ALHAMBRA PLZ	JIS CONSTRUCTION MAN	1/29/2018	final
FD-17-12-1073	FIRE SPRINKLERS FOR COMM INTERIOR ALTERATIONS SUITE1250 \$160,000	1 ALHAMBRA PLZ	JIS CONSTRUCTION MAN	1/29/2018	final
FD-18-06-4204	FIRE ALARM (SUITE #3) \$12,800	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	7/9/2018	final
FD-18-06-4205	FIRE ALARM (SUITE #1) \$6,200	1 ALHAMBRA PLZ	RG CONSTRUCTION CON	7/9/2018	final
FD-18-06-4221	CANCELLED *** COMM INTERIOR ALTERATIONS SUITE 1 \$98,034	1 ALHAMBRA PLZ	RG CONSTRUCTION CON		canceled
FD-18-08-3085	FIRE ACCESS CONTROL @ SUITE 3 (WELLNESS CENTER) \$3,500 (DOOR STRIKES)	1 ALHAMBRA PLZ	STERLING SECURITY TECH	8/14/2018	final
FD-19-10-5431	FIRE SPRINKLER	1 ALHAMBRA PLZ	PHILLIPS FIRE SPRINKLER	12/3/2019	final
FD-19-12-4767	FIRE ALARM \$4000 BAY 13 BREWERY	1 ALHAMBRA PLZ	SIEMENS INDUSTRY INC	2/18/2020	final
FD-20-04-6437	COMMERCIAL *FIRE ALARM FOR ELEVATOR 6 & 7 \$24,879	1 ALHAMBRA PLZ	SIEMENS INDUSTRY INC	5/1/2020	issued
FD-20-07-5892	KITCHEN HOOD FIRE SUPPRESSION SYSTEM	1 ALHAMBRA PLZ	FORBES CONSTRUCTION	8/6/2020	final
FD-20-08-7218	FIRE SPRINKLERS ADD 1 AND RELOCATE 4 SPRINKLER HEADS, \$1500	1 ALHAMBRA PLZ	ER FIRE PROTECTION ENG	9/23/2020	final
FD-20-10-7201	RELOCATE MAIN ENTRANCE MAGLOCK AND (1) WALL MOUNT SPEAKER STROBE\$300	1 ALHAMBRA PLZ	COMPREHENSIVE FIRE AL	11/18/2020	final
FD-20-12-5307	RELOCATE ONE WALL MOUNT NAC DEVICES TO CEILING MOUNT \$2000	1 ALHAMBRA PLZ	COMPREHENSIVE FIRE AL	1/5/2021	final
FD-20-12-5371	RELOCATE 3 EXISTING SPRINKLER HEADS ADDING 1 NEW SPRINKLER HEAD \$1500	1 ALHAMBRA PLZ	ER FIRE PROTECTION ENG	1/12/2021	final
FD-21-01-5563	FIRE ALARM SYSTEM (SUITE 800) \$27,000	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	1/26/2021	final
FD-21-01-5657	FIRE SPRINKLER (SUITE 800)\$12,372.00	1 ALHAMBRA PLZ	LUCTO FIRE SPRINKLER CO	1/25/2021	final
FD-21-01-6297	**ACCESS CONTROL ** COMMERCIAL INTERIOR ALTERATIONS SUITE 800 (FIRST HORIZON) \$675,000	1 ALHAMBRA PLZ	CONVERGINT TECHNOLO	1/29/2021	final
FD-21-11-6170	FIRE ALARM COMMERCIAL INTERIOR ALTERATIONS (ACSI) AT STE#1200 \$375,000	1 ALHAMBRA PLZ	LAR KEN ELECTRIC INC	12/20/2021	final
FD-21-12-6171	FIRE SPRINKLERS	1 ALHAMBRA PLZ	ALL AROUND FIRE PROTE	12/16/2021	final
FD-21-12-6175	ACCESS CONTROL SYSTEM \$4,500	1 ALHAMBRA PLZ	DST SECURITY LLC	12/10/2021	final
FD-21-12-6265	COMMERCIAL* SPRINKLER HEAD RELOCATION	1 ALHAMBRA PLZ	ARFRAN INC	1/19/2022	final
FD-22-01-6542	FIRE ALARM - @ 10TH FLOOR	1 ALHAMBRA PLZ	RUIZ ELECTRIC CORP	2/9/2022	final
ME-08-03-0145	INSTALL A 5 TON A/C UNIT AND DUCTWORK	1 ALHAMBRA PLZ	COMFORT TECH AIR CON	3/10/2008	final
ME-08-04-1288	A/C DUCTWORK	1 ALHAMBRA PLZ	BROPHY AIR INC	4/24/2008	final

ME-08-04-1545	SMOKE EVAC TEST	1 ALHAMBRA PLZ	COMFORT TECH AIR CON	4/30/2008	final
ME-08-08-1096	INSTALL A/C DUCT WORK FOR THE INTERIOR ALTERATIONS #1116-1120	1 ALHAMBRA PLZ	BROPHY AIR INC	8/27/2008	final
ME-09-03-2745	INSTALL A/C DUCT WORK FOR THE COMMERCIAL INTERIOR ALTERATIONS #700 (APPLE LA	1 ALHAMBRA PLZ	BROPHY AIR INC	3/30/2009	final
ME-09-05-3202	install duct work for the COMMERCIAL INTERIOR ALTERATIONS (ACS INFRASTRUCTURE C	1 ALHAMBRA PLZ	BROPHY AIR INC	6/1/2009	final
ME-10-01-3900	RAISE ROOF EQUIPMENT ON THE ROOF	1 ALHAMBRA PLZ	SUN STATE MECHANICAL	3/17/2010	final
ME-11-02-4747	COMMERCIAL INTERIOR ALTERATIONS (LIZARRAN RESTAURANT) STE #1 \$20,000	1 ALHAMBRA PLZ	SECURITY FIRE PREVENTIO	2/10/2011	final
ME-11-02-5797	COMMERCIAL INTERIOR ALTERATIONS STE#700 & #725 INSTALL DUCT DROPS.13 NEW SL	1 ALHAMBRA PLZ	BROPHY AIR INC	4/27/2011	final
ME-11-03-5490	MECHANICAL WORK FOR A COMM INT ALT (LIZARRAN RESTAURANT) STE #1	1 ALHAMBRA PLZ	AIR QUICK CORP	3/23/2011	final
ME-11-10-6384	INSTALL ONE 1 AND 1/2 TON UNIT DUCTWORK AND GRILLES PER PLAN. SUITE 610	1 ALHAMBRA PLZ	BROPHY AIR INC	11/30/2011	final
ME-11-12-6149	COMM INTER ALTER STE #1200 (ACS AT COLUMBUS CENTER) \$200,000 REWORK EXISTIN	1 ALHAMBRA PLZ	BROPHY AIR INC	1/31/2012	final
ME-12-07-1874	COMMERCIAL INTERIOR ALTERATIONS 6TH - 7TH - 8TH FLOORS & 1ST FLOOR LOBBY (GIB	1 ALHAMBRA PLZ	AIRTECH AIR CONDITION	10/10/2012	final
ME-12-10-1159	COMMERCIAL INTERIOR ALTERATIONS (4,900 SF) STE#1130 (REYES LAW FIRM) RELOCATE	1 ALHAMBRA PLZ	BROPHY AIR INC	11/28/2012	final
ME-12-11-0098	COMM INTER ALTER @ 14TH FLOOR RELOCATE AND REMODEL DUCTWORK ON PARTIAL F	1 ALHAMBRA PLZ	BROPHY AIR INC	12/26/2012	final
ME-13-01-1400	CANCELLED DUPLICATE PERMIT SEE ME12071874-COMMERCIAL INTERIOR ALTERATIONS	1 ALHAMBRA PLZ	AIRTECH AIR CONDITION		canceled
ME-13-01-1443	COMM INTER ALTER 11TH FLR (INTELSAT) RELOCAT DUCTWORK AND ADD ONE NEW VAV	1 ALHAMBRA PLZ	BROPHY AIR INC	3/19/2013	final
ME-13-08-0041	RELOCATE DUCTWORK FOR ENTIRE SPACE, ADD 2-2 TON HEAT PUMPS SERVER ROOM 23	1 ALHAMBRA PLZ	GS MECHANICAL INC	8/20/2013	final
ME-13-09-0759	RELOCATE HEAT PUMP UNIT, REWORK DUCTWORK.INSTALL 5 TON UNIT.	1 ALHAMBRA PLZ	GS MECHANICAL INC	1/23/2014	final
ME-13-11-2071	DUCTWORK ALTERATIONS FROM EXISTING TO NEW DROPS FOR ENTIRE 7 TH FLOOR. ADI	1 ALHAMBRA PLZ	COOL BREEZE A/C CORP	12/17/2013	final
ME-14-04-2476	**OK TO CLOSE/CANCEL**COMMERCIAL INTERIOR ALTERATIONS (LUBELL & ROSEN) STE	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT		canceled
ME-14-04-2494	SMOKE CONTROL PLANS- 7TH FLOOR (APPLE INC)	1 ALHAMBRA PLZ	COOL BREEZE A/C CORP	4/10/2014	final
ME-14-06-2005	RELOCATE 8 GRILLES AND ONE SUPPLY DUCT	1 ALHAMBRA PLZ	GS MECHANICAL INC	6/3/2014	final
ME-14-08-2708	INSTALL NEW DUCT DROPS FROM EXISTING MAINS AND 18 NEW VAV'S.	1 ALHAMBRA PLZ	GS MECHANICAL INC	10/7/2014	final
ME-14-08-3553	add new duct drops to the existing mains and instal 7 new vav boxes.	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	10/17/2014	final
ME-14-12-3537	INSTALL THREE VAV UNITS AND DUCTWORK TO THE OFFICE BUILDOUT.	1 ALHAMBRA PLZ	GS MECHANICAL INC	3/10/2015	final
ME-15-02-0238	DEMO 6 TH AND SEVENTH FLOORS. REWORK DUCTWORK AND VAV'S ON SAID FLOORS.	1 ALHAMBRA PLZ	WEATHERMAKERS AIR CC	3/25/2015	final
ME-15-04-4951	REWORK DUCTWORK TO EXISTING VAV'S FOR ENTIRE SPACE.	1 ALHAMBRA PLZ	SOUTHERN TROPICS INC	6/9/2015	final
ME-15-07-5765	SMOKE EVAC	1 ALHAMBRA PLZ	SOUTHERN TROPICS INC	7/27/2015	final
ME-16-03-5910	RELOCATE SOME SUPPLY DUCTWORK AND INSTALL ONE NEW 1.5 TON MINISPLIT UNIT.	1 ALHAMBRA PLZ	JV & VR SERVICES CORP	5/4/2016	final
ME-16-09-6560	NEW DUCT WORK, GRILLES AND 5 VAV BOXES	1 ALHAMBRA PLZ	BROPHY AIR INC	11/22/2016	final
ME-16-09-6624	*PRIVATE PROVIDER- MTCI PRIVATE PROVIDER SERVICES- COMM INTER ALTER STE #25 (S	1 ALHAMBRA PLZ	AA ADVANCE AIR INC	2/21/2017	final
ME-17-06-1179	MECHANICAL WORK VAV'S AND DUCTWORK .	1 ALHAMBRA PLZ	BROPHY AIR INC	9/14/2017	final
ME-17-08-1167	REWORK DUCTWORK THROUGHOUT ENTIRE SPACE.ADD 3 NEW VAV'S	1 ALHAMBRA PLZ	AIR MIKE A/C INC	10/25/2017	final
ME-17-08-1170	INSTALL DUCTWORK AND RELOCATIONSOF DUCTWORK.	1 ALHAMBRA PLZ	AIR MIKE A/C INC	10/30/2017	final
ME-17-10-1072	RELOCATE 10 DUCTS IN OFFICE SPACE.	1 ALHAMBRA PLZ	AIRTECH AIR CONDITION	5/3/2018	final
ME-17-10-1425	RELOCATE SOME DUCTS AND ONE VAV . MINOR WORK.	1 ALHAMBRA PLZ	BROPHY AIR INC	12/13/2017	final
ME-17-12-1707	INSTALL DUCTWORK, VAV'S, VENTILATION FOR THE BATHROOM EXHAUST WITH MAIN EX	1 ALHAMBRA PLZ	AIRTECH AIR CONDITION	5/3/2018	final
ME-19-08-5111	4 AC UNITS, DUCTWORK, VENTILATION, EXHAUST	1 ALHAMBRA PLZ	BURTON HERSH PA	11/25/2019	final
ME-19-08-6025	COMM. GENERAL REPAIRS TO ELEV. MACHINE ROOM (INSTALL 1 - 2 TON MINI SPLIT) \$6,4	1 ALHAMBRA PLZ	AUSTEN AIR CONDITIONI	9/25/2019	final
ME-20-01-4172	**OK TO CLOSE/CANCEL**COMM INTERIOR ALTERATIONS SUITE 1410 (LUBELL ROSEN) \$:	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT		canceled
ME-20-06-6229	COMM INTERIOR ALTERATIONS 14TH FLOOR STE # 1415 (IBM) \$60000	1 ALHAMBRA PLZ	RCI AIR CONDITIONING C	11/3/2020	final
ME-20-07-5891		1 ALHAMBRA PLZ	FORBES CONSTRUCTION		canceled
ME-20-08-7240	MECHANICAL WOR FOR **COMM INTERIOR ALTERATIONS SUITE 1410 (LUBELL ROSEN) \$	1 ALHAMBRA PLZ	COPASETIC MECHANICAL	9/3/2020	final
ME-20-12-4823	SMOKE EVAC	1 ALHAMBRA PLZ	COPASETIC MECHANICAL	12/21/2020	final
ME-20-12-5017	COMMERCIAL INTERIOR ALTERATIONS SUITE 800 (FIRST HORIZON) \$675,000	1 ALHAMBRA PLZ	BROPHY AIR SPECIALTY G	1/12/2021	final
ME-21-05-7586	COMMERCIAL *AC CHANGE OUT (4 TON HEAT PUMP SYSTEM) FOR ELEVATOR MACHINE R	1 ALHAMBRA PLZ	AUSTEN AIR CONDITIONI	5/19/2021	final
ME-21-07-8152	COMMERCIAL INTERIOR ALTERATIONS (3,000 SF) AT STE#1200 \$375,000	1 ALHAMBRA PLZ	BROPHY AIR SPECIALTY G	12/13/2021	final
ME-21-07-8412	COMMERCIAL - INTERIOR DEMO (ONLY) \$90,000	1 ALHAMBRA PLZ	BROPHY AIR SPECIALTY G	2/4/2022	final
ME-21-08-8618	COMMERCIAL INTERIOR ALTERATIONS @ 10TH FLOOR \$800,000	1 ALHAMBRA PLZ	BROPHY AIR SPECIALTY G	12/22/2021	final
ME-22-01-6600	SMOKE BOMB LAYOUT - FLOOR 10TH - APPLE	1 ALHAMBRA PLZ	LEMARTEC ENGINEERING	2/7/2022	final
PL-08-03-0153	COMM. INTERIOR ALTERATIONS (SUITE # 800) ROUGH & SET DISHWASHER, HUB DRAIN	1 ALHAMBRA PLZ	RINGEMANN PLUMBING :	3/6/2008	final
PL-08-05-0758	ROUGH & SET ICE MAKER/SINK/WATER HEATER SUITE 600	1 ALHAMBRA PLZ	PLUMBCRAFT LLC	5/13/2008	final
PL-09-04-2924	INSTALL (4) ROUGH/SET FOR THE COMMERCIAL INTERIOR ALTERATIONS #700 (APPLE LAT	1 ALHAMBRA PLZ	CENTERLINE PLUMBING	4/29/2009	final
PL-09-11-2228	PORTABLE TOILET	1 ALHAMBRA PLZ	UNITED SITE SERVICES OF	11/23/2009	final
PL-11-02-4162	PLUMBING FOR COMMERCIAL INTERIOR ALTERATIONS (LIZARRAN RESTAURANT) STE #1	1 ALHAMBRA PLZ	LONCUS PLUMBING CON	2/3/2011	final
PL-11-10-6277	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE#610	1 ALHAMBRA PLZ	HORNE PLUMBING CO	12/2/2011	final
PL-11-12-6047	PLUMBING WORK FOR COMM INTER ALTER STE #1200	1 ALHAMBRA PLZ	RINGEMANN PLUMBING :	2/9/2012	final
PL-12-03-7599	CAPPING OF PLUMBING FIXTURES FOR COMMERCIAL INTERIOR DEMO 6TH - 7TH - 8TH F	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT		canceled
PL-12-05-8967	PLUMBING FOR COMMERCIAL INTERIOR DEMO ONLY (10TH FLOOR)	1 ALHAMBRA PLZ	ARIES PLUMBING SERVI	5/15/2015	final

PL-12-06-9428	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS 6TH - 7TH - 8TH FLOORS &	1 ALHAMBRA PLZ	E&M PLUMBING	9/19/2012	final
PL-12-09-0237	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE#1130	1 ALHAMBRA PLZ	FELIX FERA PLUMBING IN	11/6/2012	final
PL-12-11-0191	PLUMBING WORK FOR COMM INTER ALTER @ 14TH FLOOR (IBM)	1 ALHAMBRA PLZ	HORNE PLUMBING CO	1/23/2013	final
PL-13-02-0605	COMM INTER ALTER 11TH FLR (INTELSAT)	1 ALHAMBRA PLZ	FELIX FERA PLUMBING IN	4/18/2013	final
PL-13-07-2011	PLUMBING WORK FOR INTERIOR ALTERATION ONLY COMMERCIAL SUITE#1000	1 ALHAMBRA PLZ	ARIES PLUMBING SERVI	8/21/2013	final
PL-13-09-0643	PLUMBING WORK FOR COMM INTER ALTER @ 1ST FLOOR CONFERENCE ROOM	1 ALHAMBRA PLZ	ARIES PLUMBING SERVI	12/4/2013	final
PL-13-11-2035	PLUMBING WORK FOR COMM INTER ALTER- 7TH FLOOR (APPLE INC)	1 ALHAMBRA PLZ	DOUGLAS ORR PLUMBING	12/19/2013	final
PL-13-11-2637	PORTABLE TOILET	1 ALHAMBRA PLZ	ALL STAR TOILETS CO LLC		canceled
PL-14-04-3711	INSTALLATION OF GREASE TRAP AT "MICOCOS CAFE"	1 ALHAMBRA PLZ	ROTO TECH PLUMBING IN	5/1/2014	final
PL-14-08-2341	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS (CABLE & WIRELESS COMM)	1 ALHAMBRA PLZ	STAR PLUMBING	9/23/2014	final
PL-14-08-3031	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS (BRITVIC) STE# 1150	1 ALHAMBRA PLZ	STAR PLUMBING	10/20/2014	final
PL-14-12-3321	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE#1465	1 ALHAMBRA PLZ	ARIES PLUMBING SERVI	2/12/2015	final
PL-15-02-0192	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS (6TH & 7TH FLOORS) APP	1 ALHAMBRA PLZ	HORNE PLUMBING CO	4/13/2015	final
PL-15-03-3602	PLUMBING WORK FOR COMMERCIAL INTERIOR DEMO ONLY STE# 925	1 ALHAMBRA PLZ	ARIES PLUMBING SERVI	3/31/2015	final
PL-15-04-4707	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS @ PENTHOUSE (REGUS)	1 ALHAMBRA PLZ	BEST WAY PLUMBING INC	6/5/2015	final
PL-15-04-4796	2 PORTABLE TOILETS	1 ALHAMBRA PLZ	ALL STAR TOILETS CO LLC	4/16/2015	final
PL-16-03-5794	PLUMBING WORK FOR COMM INTER ALTER SUITE 100 (ANTHEM BANK & TRUST)	1 ALHAMBRA PLZ	ARIES PLUMBING SERVI	4/22/2016	final
PL-16-08-6247	PLUMBING WORK ***PRIVATE PROVIDER***- MTCI PRIVATE PROVIDER*** - COMM INTE	1 ALHAMBRA PLZ	PRO BOWL PLUMBING IN	2/21/2017	final
PL-16-09-6567	COMMERICAL INTERIOR ALTERATIONS KITCHEN AREA ONLY STE#5	1 ALHAMBRA PLZ	STAR PLUMBING	11/8/2016	final
PL-16-11-7223	PLUMBING WORK FOR DECK DRAINS ***COLUMBUS CENTER PLAZA IMPROVEMENTS** -F	1 ALHAMBRA PLZ	OLYMPIA PLUMBING COF	7/11/2017	final
PL-16-11-7224	***FOUNTAIN PIPING*** FOR COLUMBUS CENTER PLAZA IMPROVEMENTS -	1 ALHAMBRA PLZ	GREENBROOK AT KENDAL	6/19/2017	final
PL-16-11-7227	***IRRIGATION WORK FOR ***COLUMBUS CENTER PLAZA IMPROVEMENTS -FOUNTAIN A	1 ALHAMBRA PLZ	RICHWOOD LANDSCAPIN	4/6/2018	final
PL-17-05-2667	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS (FREEMANTLE MEDIA) @ SUITE #1110 (LOUNGE AREA)	1 ALHAMBRA PLZ	STAR PLUMBING	10/2/2017	final
PL-17-07-2383	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS SUITE 1225	1 ALHAMBRA PLZ	JIREH PLUMBING CORP	11/6/2017	final
PL-17-07-2387	PLUMBING WORK FOR COMM. INTERIOR ALTERATIONS SUITE1250	1 ALHAMBRA PLZ	JIREH PLUMBING CORP	11/6/2017	final
PL-17-10-1032	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS @ 9TH & 10TH FLOOR	1 ALHAMBRA PLZ	RINGEMANN PLUMBING :	12/4/2017	final
PL-17-10-1244	PLUMBING WORK FOR COMM. INTERIOR ALTERATIONS @ SUITE # 1	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	5/3/2018	final
PL-17-12-1591	PLUMBING WORK FOR COMM. INTERIOR ALTERATIONS @ SUITE 3 (WELLNESS CENTER)	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	5/3/2018	final
PL-19-05-4620	PLUMBING WORK FOR COMMERCIAL INTERIOR DEMO ONLY.	1 ALHAMBRA PLZ	EXECUTIVE CONSTRUCTIC	5/7/2019	final
PL-19-06-4729	PLUMBING WORK FOR COMM. INTERIOR DEMO ONLY @ BAY 13	1 ALHAMBRA PLZ	TRI MANAGEMENT GROU	7/16/2019	final
PL-19-10-4719	PLUMBING & GAS WORK { NATURAL } FOR COMMERCIAL *FINAL *INTERIOR/ EXTERIOR S	1 ALHAMBRA PLZ	PALMETTO PLUMBING CC	10/31/2019	final
PL-19-12-4625	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS SUITE 1410 (LUBELL ROSEN) \$180	1 ALHAMBRA PLZ	STAR PLUMBING	8/26/2020	final
PL-20-11-5671	COMMERCIAL INTERIOR ALTERATIONS SUITE 800 (FIRST HORIZON) \$675,000	1 ALHAMBRA PLZ	RINGEMANN PLUMBING :	1/8/2021	final
PL-21-07-7994	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS (3,000 SF) AT STE#1200 \$:	1 ALHAMBRA PLZ	HORNE PLUMBING CO	11/2/2021	final
PL-21-07-8111	COMMERCIAL - INTERIOR DEMO (ONLY) \$90,000	1 ALHAMBRA PLZ	RINGEMANN PLUMBING :	9/30/2021	final
PL-21-09-6071	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS @ 10TH FLOOR \$800,000	1 ALHAMBRA PLZ	RINGEMANN PLUMBING :	12/7/2021	final
PS-08-10-0225	REMOVE ROYAL POINCIANA TRUNK DECAY	1 ALHAMBRA PLZ	DEPT	10/2/2008	final
PU-16-11-7593	REQUEST FOR DUPLICATE CERTIFIED SET OF PLANS	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	11/22/2016	final
	COMMERICAL INTERIOR ALTERATIONS (UF DEVELOPMENT & ALUMNI AFFAIRS) @ STE#5				
PU-17-07-2439	REQUEST FOR DUPLICATE COPY FOR CONTRACTOR	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	8/1/2017	final
	COMM INTERIOR ALTERATIONS (FREEMANTLE MEDIA) STE 1110 \$85,000				
PU-17-08-2282	REQUEST FOR DUPLICATE SET OF CERTIFIED REVISION PLANS/ RV17072404	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	8/28/2017	final
	COMM INTERIOR ALTERATIONS (FREEMANTLE MEDIA) STE 1110 \$85,000				
PU-17-09-1115	REQUEST FOR DUPLICATE SET OF CERTIFIED PLANS	1 ALHAMBRA PLZ	JIS CONSTRUCTION MAN.	9/18/2017	final
	COMM INTERIOR ALTERATIONS SUITE1250 \$160,000				
PU-17-09-1116	REQUEST FOR DUPLICATE SET OF CERTIFIED PLANS	1 ALHAMBRA PLZ	JIS CONSTRUCTION MAN.	9/18/2017	final
	COMM INTERIOR ALTERATIONS SUITE 1225 \$150,000				
PU-22-02-7424	Certified plans for bl 21-07-7880	1 ALHAMBRA PLZ	LEMARTEC ENGINEERING	2/9/2022	final
PU-22-03-8998	certified copies for Me19086025	1 ALHAMBRA PLZ	AUSTEN AIR CONDITIONI	3/11/2022	final
PU-22-10-7822	Lost plan/ certified copy for bl 19055040	1 ALHAMBRA PLZ	FORBES CONSTRUCTION	10/19/2022	final
PW-12-08-0063	OBSTRUCTION OF ROW W/BARRICADES	1 ALHAMBRA PLZ	JAFFER WELL DRILLING	9/4/2012	final
PW-14-05-3826	INSTALL 3 - 1.5" HDPE CONDUITS & PULL FOC	1 ALHAMBRA PLZ	FIBERLIGHT LLC	5/27/2014	final
PW-15-08-4878	INSTALL SPLICE ENCLOSURE, HANDHOLES, DIRECTIONAL BORE (NEW MOT SUBMITTED 10/8)	55 ALHAMBRA PLZ	LEVEL 3 TELECOMMUNIC	10/27/2015	final

PW-17-03-1513	OPEN CUT TO INSTALL 1-2" HDPE CONDUIT AND PULL 1-48 CT FOC..REMOVE AND RESPLA	1 ALHAMBRA PLZ	LEVEL 3 TELECOMMUNIC	3/16/2017	final
PW-17-04-2482	INSTALL 320 FT OF 1-2 HDPE CONDUIT *NO LANE CLOSURE (AND/OR MOT SIGNS INSTALLED O DOUGLAS RD) UNDER THIS PERMI	1 ALHAMBRA PLZ	COMCAST	6/12/2017	final
PW-17-05-2491	INSTALLATION OF CONSTRUCTION FENCING DO NOT BLOCK EMERGENCY GENERATOR - ACCESS TO GENERATOR MUST BE PROVIDED 2	1 ALHAMBRA PLZ	KAST CONSTRUCTION CO	6/7/2017	final
PW-17-07-2577	INSTALLATION OF CONSTRUCTION FENCING DO NOT BLOCK EMERGENCY GENERATOR - ACCESS TO GENERATOR MUST BE PROVIDED 2	1 ALHAMBRA PLZ	KAST CONSTRUCTION CO	8/2/2017	final
PW-17-09-1140	INSTALLATION OF CONSTRUCTION FENCING DO NOT BLOCK EMERGENCY GENERATOR - ACCESS TO GENERATOR MUST BE PROVIDED 2	1 ALHAMBRA PLZ	KAST CONSTRUCTION CO	9/14/2017	final
PW-17-10-2224	INSTALLATION OF CONSTRUCTION FENCING DO NOT BLOCK EMERGENCY GENERATOR - ACCESS TO GENERATOR MUST BE PROVIDED 2	1 ALHAMBRA PLZ	KAST CONSTRUCTION CO	11/28/2017	final
PW-17-11-2375	INSTALLATION OF CONSTRUCTION FENCING DO NOT BLOCK EMERGENCY GENERATOR - ACCESS TO GENERATOR MUST BE PROVIDED 2	1 ALHAMBRA PLZ	KAST CONSTRUCTION CO		canceled
PW-17-12-2142	INSTALLATION OF CONSTRUCTION FENCING DO NOT BLOCK EMERGENCY GENERATOR - ACCESS TO GENERATOR MUST BE PROVIDED 2	1 ALHAMBRA PLZ	KAST CONSTRUCTION CO	12/27/2017	final
PW-18-05-3638	OBSTRUCTION OF ROW W/HANDRAIL, PAVERS, LANDSCAPE & IRRIGATION & BIKE RACKS ALL SIDEWALKS ADJACENET TO RAILINGS MUST BE REPAIRED IN ADD TO OTHER DAMAGE	1 ALHAMBRA PLZ	KAST CONSTRUCTION CO	4/1/2019	final
PW-18-11-3474	REMOVE AND REPLACE SIDEWALK AS PER CITY SPECS AND REPLACE RAILINGS OFF DUTY I	1 ALHAMBRA PLZ	RAM TECH CONSTRUCTIC	11/21/2018	final
PW-19-04-4862	COVERED WALKWAY RESUBMITTAL 7-23-19	1 ALHAMBRA PLZ	C & S PAINT AND WALLPA	11/7/2019	final
PW-19-11-4994	1 & 55 ALHAMBRA PLAZA. MOT- OBSTRUCTION OF THE RIGHT OF WAY WITH A CRANE. U	55 ALHAMBRA PLZ	HARRISON CRANE SERVIC	2/24/2020	final
PW-20-02-5816	OBSTRUCTION OF THE RIGHT OF WAY WITH BOOM LIFT	1 ALHAMBRA PLZ	C&S PAINT & WALLPAPER	2/27/2020	final
PW-20-07-6510	SEWER CAPACITY CERTIFICATION LETTER APPLICATION	65 ALHAMBRA PLZ	RICARDO A ROMERO	7/23/2020	final
PW-21-02-6206	EMERGENCY WORK TO REPLACE CONDUITS ON MINORCA AVE BTW ALHAMBRA CIR AND	1 ALHAMBRA PLZ	LEVEL 3 TELECOMMUNIC	2/3/2021	issued
PW-21-03-7807	INSTALL 1 POLE. WR#10219490. NOTE THAT 1- MIAMI DADE COUNTY MOT DESIGN REVIE	1 ALHAMBRA PLZ	FPL	6/8/2021	issued
RV-08-04-0814	REVISION TO PERMIT	1 ALHAMBRA PLZ	TURNER CONSTRUCTION	5/6/2008	final
RV-09-12-2649	COMMERCIAL INTERIOR ALTERATIONS @637 \$2500	1 ALHAMBRA PLZ	TROPEX CONSTRUCTION	1/8/2010	final
RV-10-04-4141	REVISION-ROOF DRAINAGE DETAILS	1 ALHAMBRA PLZ	INFINITY ROOFING & SHE	4/20/2010	final
RV-11-05-6454	REVISION-ARCH,ELEC,MECH, FIRE PROTECTION PAGES	1 ALHAMBRA PLZ	RUBIO CONSTRUCTION C	6/16/2011	final
RV-11-12-5355	REVISION (MECHANICAL & ELECTRICAL)	1 ALHAMBRA PLZ	RUBIO CONSTRUCTION C	12/8/2011	final
RV-12-03-8830	REVISION	1 ALHAMBRA PLZ	ROTH DIVERSIFIED CONS	3/29/2012	final
RV-12-10-0944	REVISION (BUILDING - MECH - PLUMBING - ELECTRICAL)	1 ALHAMBRA PLZ	FELIX FERA SERVICES INC	11/6/2012	final
RV-12-11-0108	REVISION (STRUCTURAL)	1 ALHAMBRA PLZ	CITY CONSTRUCTION GRC	12/20/2012	final
RV-13-01-1009	REVISION (MECHANICAL - SHEETS # M3.60 - M3.70 - M3.80 - M6.00) @ 55 ALHAMBRA P	1 ALHAMBRA PLZ	CITY CONSTRUCTION GRC	1/23/2013	final
RV-13-01-1524	ELECTRICAL- MECHANICAL REVISION	1 ALHAMBRA PLZ	CITY CONSTRUCTION GRC	2/28/2013	final
RV-13-02-1663	REVISION (MECHANICAL, FIRE - SMOKE BOMB LAYOUT - HVAC)	1 ALHAMBRA PLZ	CITY CONSTRUCTION GRC	3/1/2013	final
RV-13-03-0774	ELECTRICAL REVISION	1 ALHAMBRA PLZ	ECONOMY SIGNS MANUF	3/12/2013	final
RV-13-04-1727	REVISION-ARCHITECTURAL & DEMO PAGES	1 ALHAMBRA PLZ	FELIX FERA SERVICES INC	5/7/2013	final
RV-13-08-1622	REVISION (BUILDING, MECH, ELEC, PLUMBING)	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	9/3/2013	final
RV-14-01-2524	REVISION - (BUILDING, M,E,P) (APPLE INC)	1 ALHAMBRA PLZ	HA CONTRACTING CORP	5/2/2014	final
RV-15-05-5048	MEP REVISION	1 ALHAMBRA PLZ	ICONSTRUCTORS SF LLC	5/26/2015	final
RV-15-06-5987	MECHANICAL REVISION	1 ALHAMBRA PLZ	ICONSTRUCTORS SF LLC	6/30/2015	final
RV-16-11-7595	REVISION (BUILDING, ELECTRICAL. MECHANICAL)	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	12/1/2016	final
RV-17-05-1251	*** PRIVIATE PROVIDER PLAN & INSPECTION REVIEW *** (MTCI PRIVATE PROVIDER SEF	1 ALHAMBRA PLZ	SAGE DENTAL MANAGEMI	5/15/2017	final
RV-17-07-2404	REVISION TO UNIT CONFIGURATION - COMM INTERIOR ALTERATIONS (FREEMANTLE MEC	1 ALHAMBRA PLZ	PERILLO CONSTRUCTION	8/30/2017	final
RV-17-11-2317	REVISION TO FD-17-08-2445 ** TO REMOVE AND RE-INSTALL FIRE ALARM DEVICES AS SH	1 ALHAMBRA PLZ	COMPREHENSIVE FIRE AL	12/6/2017	final
RV-18-06-2797	REVISION- 3 OPENINGS IN LOADBEARING WALL @ GYM & MANAGEMENT OFFICE	1 ALHAMBRA PLZ	RG CONSTRUCTION CONS	6/19/2018	final
RV-19-07-4510	REVISIONS TO BUCKETS & REPLACEMENT OF 2 BEAMS.	1 ALHAMBRA PLZ	C & S PAINT AND WALLPA	7/29/2019	final
RV-19-11-4022	MEP REVISION	1 ALHAMBRA PLZ	FORBES CONSTRUCTION	11/13/2019	final
RV-19-12-3998	REVISION - (BUILDING)	1 ALHAMBRA PLZ	FORBES CONSTRUCTION	2/24/2020	final
RV-20-02-4800	MECHANICAL REVISION- CHANGE FROM BRAKET TO CONCRETE PAD	1 ALHAMBRA PLZ	AUSTEN AIR CONDITIONI	2/12/2020	final
RV-20-02-5846	REVISION- ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING PAGES (I	1 ALHAMBRA PLZ	FORBES CONSTRUCTION	6/19/2020	final
RV-20-02-5928	REVISION - STRUC. REV. INTERIOR CONCRETE SLAB REPAIR @ BAY 13 \$75,000	1 ALHAMBRA PLZ	FORBES CONSTRUCTION	6/19/2020	final
RV-20-10-6158	REVISIONS - ADD FIRE ALRM CONTROL RECEPTACLES UNDER HOOD (SHUNT TRIP) COMMERCIAL INTERIOR ALTERATIONS, EXTERIOR STORFRONT,NEW BAR AREA, CLF STOR	1 ALHAMBRA PLZ	FORBES CONSTRUCTION	11/12/2020	final
RV-20-12-5794	REVISION - ELECTRICAL	1 ALHAMBRA PLZ	FORBES CONSTRUCTION	1/19/2021	final
RV-21-02-6831	REVISION- SMOKE BOMB LAYOUT *SUITE 800 (FIRST HORIZON)	1 ALHAMBRA PLZ	RG CONSTRUCTION CONS	2/18/2021	final
RV-21-03-7914	REVISION TO GLASS DOORS BY ELEV. LOBBY (PER FIRE INSPC. REQ.) COMMERCIAL INTERI	1 ALHAMBRA PLZ	RG CONSTRUCTION CONS	3/22/2021	final

RV-21-03-8440	REVISIONS - KITCHEN EGRESS	1 ALHAMBRA PLZ	FORBES CONSTRUCTION	4/27/2021	final
	COMMERCIAL INTERIOR ALTERATIONS, EXTERIOR STORFRONT,NEW BAR AREA, CLF STOR				
RV-22-01-6620	REVISION - A SHEETS, MECHANICAL, ELECTRICAL, PLUMBING	1 ALHAMBRA PLZ	LEMARTEC ENGINEERING	2/3/2022	final
RV-22-01-6650	REVISION TO -LOW VOLTAGE FOR ACESS CONTROL(FD-21-12-6175) FOR COMMERCIAL I	1 ALHAMBRA PLZ	DST SECURITY LLC	2/2/2022	final
RV-22-02-7627	REVISION - (ELECTRICAL - EL19094313)	1 ALHAMBRA PLZ	AUSTEN AIR CONDITIONI	3/4/2022	final
RV-22-02-7668	REVISION - CORRECTIONS TO FIRE ALARM (FD-21-11-6170)	1 ALHAMBRA PLZ	EXECUTIVE CONSTRUCTIC	3/25/2022	final
SD-13-06-0389	SHOP DRAWINGS STAIR RAILINGS	1 ALHAMBRA PLZ	CITY CONSTRUCTION GRO	10/30/2013	final
SD-14-02-1966	SHOP DRAWINGS STAIR RAILINGS	1 ALHAMBRA PLZ	FRANCISCO JAVIER JUNC	2/27/2014	final
SD-16-12-7062	*** PRIVIATE PROVIDER PLAN & INSPECTION REVIEW *** (MTCI PRIVATE PROVIDER SEF	1 ALHAMBRA PLZ	SAGE DENTAL MANAGEMI	5/26/2017	final
SD-18-05-4442	SHOP DRAWINGS PLAZA DECK RAILINGS	1 ALHAMBRA PLZ	KAST CONSTRUCTION CO	7/2/2018	final
SD-20-04-6444	SHOP DRAWINGS STOREFRONT & EURO WALL SLIDING GLASS DOOR	1 ALHAMBRA PLZ	FORBES CONSTRUCTION	8/4/2020	final
UP-16-02-2287	UPFRONT FEE FOR BL16022286 COMM INTER ALTER SUITE 100 (ANTHEM BANK & TRUST	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	3/3/2016	final
UP-16-06-7293	INSTALLATION OF FLOATING DANCE FLOOR (FRED ASTAIRE DANCE STUDIO) \$25,000	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	6/17/2016	final
UP-16-08-6112	UPFRONT FEE FOR BL16086111 *PRIVATE PROVIDER- MTCI PRIVATE PROVIDER SERVICE	1 ALHAMBRA PLZ	JWR CONSTRUCTION SER	8/10/2016	final
UP-16-09-5498	*** UPFRONT FEE FOR BL16095497 *** COMMERICAL INTERIOR ALTERATIONS STE#5 @	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	9/23/2016	final
UP-17-01-0782	UPFRONT FEE FOR BL17010779 STRUCTURAL CONCRETE REPAIRS \$43,000	1 ALHAMBRA PLZ	TILT PATCHERS INC	1/19/2017	final
UP-17-03-2126	*** UPFRONT FEE FOR BL17032124 *** STRUCTURAL REPAIRS \$125,000	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	3/20/2017	final
UP-17-05-2568	UPFRONT FEE FOR BL17052567 COMM INTERIOR ALTERATIONS (FREEMANTLE MEDIA) ST	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	5/30/2017	final
UP-17-06-2623	UPFRONT FEE FOR BL17062621 COMM INTERIOR ALTERATIONS SUITE1250 \$160,000	1 ALHAMBRA PLZ	JIS CONSTRUCTION MAN,	11/1/2017	final
UP-17-06-2628	UPFRONT FEE FOR BL17062626 COMM INTERIOR ALTERATIONS SUITE 1225 \$150,000	1 ALHAMBRA PLZ	JIS CONSTRUCTION MAN,	11/1/2017	final
UP-17-08-2617	UPFRONT FEE FOR BL17082615 COMM INTERIOR ALTERATIONS SUITE 1 \$40,000	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	9/27/2017	final
UP-17-09-1810	*** UPFRONT FEE FOR BL17091808 *** COMMERCIAL INTERIOR ALTERATIONS 9TH & 10	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	9/29/2017	final
UP-17-11-1401	UPFRONT FEE FOR BL17111400 COMM INTERIOR ALTERATIONS @ SUITE 3 (WELLNESS CI	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	2/2/2018	final
UP-19-04-5732	UPFRONT FEE FOR BL19045731 COMM INTERIOR DEMO ONLY @ BAY 13 \$7500	1 ALHAMBRA PLZ	BURTON HERSH PA	4/30/2019	final
UP-19-05-5041	UPFRONT FEE FOR BL19055040 INTERIOR CONCRETE SLAB REPAIR @ BAY 13 \$75000	1 ALHAMBRA PLZ	CITY CONSTRUCTION GRO	5/10/2019	final
UP-19-12-4387	UPFRONT FEE FOR BL19124386 COMM INTERIOR ALTERATIONS SUITE 1410 (LUBELL ROS	1 ALHAMBRA PLZ	CORAL GABLES ASSOCIAT	3/3/2020	final
UP-21-07-7881	*** UPFRONT FE FOR BL21077880 ***	1 ALHAMBRA PLZ	LEMARTEC ENGINEERING	7/16/2021	final
UP-21-08-7265	*** UPFRONT FEE FOR BL21087264 ***	1 ALHAMBRA PLZ	LEMARTEC ENGINEERING	8/3/2021	final
ZN-08-02-1059	DUMPSTER	1 ALHAMBRA PLZ	WASTE SERVICES USA	2/26/2008	final
ZN-09-08-3019	EXT PAINT & SEALANT \$397,560 - BLDG A BODY SW 6117 (ORANGE), BLDG B BODY SW 6	1 ALHAMBRA PLZ	VALCOURT EXT BLDG SER	8/31/2009	final
ZN-09-09-2116	ROLL-OFF DUMPSTER	1 ALHAMBRA PLZ	WASTE MANAGEMENT IN	9/11/2009	final
ZN-10-09-4761	**CANCELED AS PER FBC SECT 105.3.2*DUMPSTER \$	1 ALHAMBRA PLZ	CHOICE ENVIRONMENTAI		canceled
ZN-11-07-6250	REPLASTERING FOUNTAIN \$2,400	1 ALHAMBRA PLZ	LA CASA DE LAS PISCINAS	7/18/2011	final
ZN-12-01-7365	DUMPSTER	1 ALHAMBRA PLZ	SOUTHERN WASTE SYSTE	1/25/2012	final
ZN-12-09-0627	DUMPSTER @ 55 ALHAMBRA PL	1 ALHAMBRA PLZ	SOUTHERN WASTE SYSTE	9/13/2012	final
ZN-13-09-0395	DUMPSTER	1 ALHAMBRA PLZ	SOUTHERN WASTE SYSTE	9/10/2013	final
ZN-13-11-2325	DUMPSTER	1 ALHAMBRA PLZ	SOUTHERN WASTE SYSTE	11/12/2013	final
ZN-14-04-3864	DUMPSTER	1 ALHAMBRA PLZ	SOUTHERN WASTE SYSTE	5/1/2014	final
ZN-14-10-2097	DUMPSTER	1 ALHAMBRA PLZ	SOUTHERN WASTE SYSTE	10/3/2014	final
ZN-15-01-0900	DUMPSTER	1 ALHAMBRA PLZ	SOUTHERN WASTE SYSTE	1/22/2015	final
ZN-15-05-4431	ROLL OFF DUMPSTER (6TH & 7TH FLOORS) APPLE, INC,	1 ALHAMBRA PLZ	SOUTHERN WASTE SYSTE	5/5/2015	final
ZN-15-06-4562	DUMPSTER	1 ALHAMBRA PLZ	SOUTHERN WASTE SYSTE	6/3/2015	final
ZN-15-07-4958	CANCELLED - CREATED BY MISTAKE	1 ALHAMBRA PLZ	ALL AMERICAN FIRE INSP		canceled
ZN-18-11-3798	EXT PAINT & SEALANT \$28,900 - BLDG A BODY SW 6117 (ORANGE), BLDG B BODY SW 63	1 ALHAMBRA PLZ	C & S PAINT AND WALLPA	11/30/2018	final
ZN-19-03-4933	COMMERCIAL *EXT PAINT & SEALANT - BLDG A BODY SW 6117 (ORANGE), BLDG B BODY	1 ALHAMBRA PLZ	C & S PAINT AND WALLPA	3/6/2019	final
ZN-20-02-4760	OUTDOOR SEATING FOR "BAY 13 AT ONE ALHAMBRA PLAZA" \$26000	65 ALHAMBRA PLZ	FORBES CONSTRUCTION	11/6/2020	final
ZV-14-10-3997	ZONING VERIFICATION LETTER	1 ALHAMBRA PLZ	GUNSTER	9/21/2016	final
ZV-19-10-5386	LOTS 7 THRU 40 BLOCK 22 CORAL GABLES SECTION L PLAT BOOK 8 PAG 85	1 ALHAMBRA PLZ	PZR	10/24/2019	final
ZV-19-11-4666	Zoning verification letter	1 ALHAMBRA PLZ	THE PLANNING & ZONING	11/21/2019	final
ZV-20-12-5237	Zoning Verification Letter	1 ALHAMBRA PLZ	PARTNER ASSESSMENT CK	12/11/2020	final

ENERGOV

2021-2025

Permit Num... ↗	Permit Type	Permit Work Class	Permit Stat...	Applicati...	Expiration ...	Final Date	Description	Main Address
ATEL-22-09-0041	Antennas/Telecommunications	Private Property	Denied	09/14/2022			Distributed Antenna System	1 ALHAMBRA PLZ
BLDB-21-10-0110	FBC Building (Commercial)	Addition/ Exterior Renovations	Finalized	10/28/2021	11/30/2022	06/03/2022	DEMOLITION OF PLANTERS AND LANDSCAPING ON THE SIX FLOOR TERRACE	1 ALHAMBRA PLZ
BLDB-21-10-0111	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	10/28/2021	12/05/2022	06/06/2022	INTERIOR LOBBY DEMOLITION	1 ALHAMBRA PLZ
BLDB-22-01-0306	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	01/18/2022	08/21/2023	02/22/2023	Interior Renovation Suite 1130 Project is Snowden	1 ALHAMBRA PLZ
BLDB-22-02-0414	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	02/11/2022		12/12/2022	CANCELLED - SEE - BLDB-22-02-0417 AS THE REPLACEMENT PERMIT	1 ALHAMBRA PLZ
BLDB-22-02-0417	FBC Building (Commercial)	Addition/ Exterior Renovations	Finalized	02/15/2022	01/15/2024	03/08/2023	INTERIOR RENOVATION ONLY - COLUMBUS CENTER- (NO EXTERIOR WORK) REVISION - REV R22-07-0140 EXTERIOR WORK: TERRACE/ LANDSCAPE / HARDSCAPE @ COLUMBUS CENTER (NO INTERIOR WORK)	1 ALHAMBRA PLZ
BLDB-22-05-0734	FBC Building (Commercial)	Screen Enclosures/Trellis	Cancelled	05/20/2022		11/01/2022	Accessory Structure: Installation of Open Trellis	1 ALHAMBRA PLZ
BLDB-22-06-0831	FBC Building (Commercial)	Signs	Cancelled	06/22/2022		06/27/2022	CANCELLED - SEE ELEC-22-06-0564 ** FOR PERMIT AND REVIEW ***	1 ALHAMBRA PLZ
BLDB-22-07-0858	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	07/05/2022		07/06/2022	CANCELLED - CREATED AN ERROR ***INTERIOR RENOVATION - COLUMBUS CENTER	1 ALHAMBRA PLZ
BLDB-22-11-1184	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	11/06/2022		11/07/2022	CANCELLED- REVISION MUST BE APPLIED UNDER SUB-RECORDS IN THE MASTER PERMIT NO. *****REVISION TO MASTER PERMIT BLDB-22-02-0417-PERM INTAKE INSTRUCTIONS-MINOR CHANGES TO INTERIOR ELECT, MECH, FIRE ALARM, LANDSCAPE AND TECHNOLOGY	1 ALHAMBRA PLZ
BLDB-23-01-1304	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	01/04/2023		03/15/2023	CANCELLATION FORM APPROVED BY M L OPEZ 3/9/2023 Interior Alteration	1 ALHAMBRA PLZ
BLDB-23-02-1442	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	02/23/2023	04/29/2024	11/01/2023	Interior Alteration Unit 1101	1 ALHAMBRA PLZ
BLDB-23-03-1531	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Denied	03/22/2023			9TH FLOOR INTERIOR RENO OF COMMON AREA AND RESTROOMS	1 ALHAMBRA PLZ
BLDB-24-03-2381	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	03/08/2024	08/12/2025	02/13/2025	interior remodel for "Yoga Joint" 45 ALHAMBRA PLAZA	1 ALHAMBRA PLZ
BLDB-25-01-3177	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	01/28/2025	12/29/2025	06/30/2025	Interior alteration to suite 1100*** PATRINELY ***	1 ALHAMBRA PLZ
BLDB-25-02-3230	FBC Building (Commercial)	Addition/ Exterior Renovations	Issued	02/19/2025	04/01/2026		Interior Remodeling with Storefront - New Fitness / Exercise Studio (35 ALHAMBRA PLZ) -AIRLAB FITNESS	35 ALHAMBRA PLZ
BLDB-25-09-3686	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	In Review	09/22/2025			interior alteration	1 ALHAMBRA PLZ
BLDB-25-09-3701	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Submitted - Online	09/26/2025			Interior renovation & demolition	1 ALHAMBRA PLZ
CHON-23-07-0220	Change of Contractor	Electrical	Finalized	07/05/2023		08/21/2023	REFER TO EDEN PERMIT NO. EL-22-03-9006	1 ALHAMBRA PLZ
EDEN-23-08-0127	EDEN Legacy Permit	Eden Legacy Electrical	Finalized	08/17/2023	02/19/2024	09/21/2023	CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. EL-22-03-9006 (MASTER PERMIT NO. BL-21-08-7264) *** COMMERCIAL INTERIOR ALTERATIONS @ 10TH FLOOR CCTV, AND FREE EGREES	1 ALHAMBRA PLZ
ELEC-21-11-0081	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	11/15/2021	11/14/2022	05/17/2022	INTERIOR LOBBY DEMOLITION	1 ALHAMBRA PLZ
ELEC-21-11-0084	Electrical Commercial	New Construction	Finalized	11/18/2021	12/12/2022	06/14/2022	DEMOLITION OF PLANTERS AND LANDSCAPING ON THE SIX FLOOR TERRACE	1 ALHAMBRA PLZ
ELEC-22-01-0186	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	01/31/2022	08/15/2023	02/16/2023	Interior Renovation Suite 1130 Project is Snowden	1 ALHAMBRA PLZ
ELEC-22-02-0250	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	02/25/2022	07/31/2023	02/01/2023	INTERIOR/EXTERIOR WORK	1 ALHAMBRA PLZ
ELEC-22-06-0535	Electrical Commercial	Low Voltage	Cancelled	06/15/2022		01/06/2025	Low Voltage Wiring	1 ALHAMBRA PLZ
ELEC-22-06-0554	Electrical Commercial	Other	Cancelled	06/22/2022		06/27/2022	CANCELLED - SEE - ELEC-22-06-0564 *** FOR PERMIT AND REVIEW ***	1 ALHAMBRA PLZ
ELEC-22-06-0562	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	06/24/2022		05/13/2024	CANCELLED CREATED IN ERROR	1 ALHAMBRA PLZ

ELEC-22-06-0564	Electrical Commercial	Signs	Cancelled	06/27/2022	03/20/2023	05/01/2023	**** CANCELLED BY THE OWNER - WORK NOT PERFORMED *** Install illuminated reverse side lit channel letters(building address): 1 ALHAMBRA and 55 ALHAMBRA	1 ALHAMBRA PLZ
ELEC-22-07-0588	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	07/05/2022		07/07/2022	ELEC-22-01-0186	1 ALHAMBRA PLZ
ELEC-22-07-0589	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	07/05/2022		07/07/2022		1 ALHAMBRA PLZ
ELEC-22-07-0590	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	07/05/2022		07/07/2022		1 ALHAMBRA PLZ
ELEC-22-07-0642	Electrical Commercial	Low Voltage	Finalled	07/26/2022	04/10/2023	10/11/2022	LOW VOLTAGE DATA & AUDIO VISUAL CABLEING (CAT6)	1 ALHAMBRA PLZ
ELEC-22-08-0659	Electrical Commercial	Addition/ Exterior Renovations	Finalled	08/02/2022	05/02/2023	11/03/2022	LIGHTNING PROTECTION REPAIR ONLY	1 ALHAMBRA PLZ
ELEC-22-08-0667	Electrical Commercial	Low Voltage	Finalled	08/05/2022	06/05/2023	12/07/2022	CCTV - Installation of 8 IP cameras in the lobby, 2 IP cameras on the 6th floor deck and 1 Network Video Recorder in the first floor mechanical room.	1 ALHAMBRA PLZ
ELEC-22-08-0669	Electrical Commercial	Low Voltage	Finalled	08/08/2022	04/11/2023	11/14/2022	Access Control	1 ALHAMBRA PLZ
ELEC-22-08-0675	Electrical Commercial	Low Voltage	Finalled	08/11/2022	06/05/2023	12/05/2022	PHONE AND DATA CABLING	1 ALHAMBRA PLZ
ELEC-22-08-0676	Electrical Commercial	Low Voltage	Finalled	08/11/2022	04/11/2023	11/14/2022	Access Control System	1 ALHAMBRA PLZ
ELEC-22-08-0681	Electrical Commercial	Low Voltage	Cancelled	08/15/2022		09/15/2022	*CANCELLED *FIRE ALARM- ACCESS CONTROL	1 ALHAMBRA PLZ
ELEC-22-08-0714	Electrical Commercial	Low Voltage	Finalled	08/29/2022	04/05/2023	10/07/2022	MASTER BLDB-22-02-0417 // Fire alarm system	1 ALHAMBRA PLZ
ELEC-22-09-0766	Electrical Commercial	Low Voltage	Finalled	09/28/2022	04/24/2023	11/22/2022	FIRE ALARM @ Suite 1130	1 ALHAMBRA PLZ
ELEC-22-10-0779	Electrical Commercial	Low Voltage	Finalled	10/05/2022	09/10/2025	04/18/2025	Bi-Directional Amplifier	1 ALHAMBRA PLZ
ELEC-22-11-0893	Electrical Commercial	Low Voltage - Fire Alarm	Finalled	11/22/2022	06/12/2023	12/13/2022	tie-in existing fire alarm relay base to new access control for mag release.	1 ALHAMBRA PLZ
ELEC-22-12-0923	Electrical Commercial	Low Voltage - Fire Alarm	Finalled	12/05/2022	06/12/2023	12/13/2022	install new access control in STE 1250 on 3 doors	1 ALHAMBRA PLZ
ELEC-23-06-1463	Electrical Commercial	Other	Finalled	06/22/2023	04/22/2024	10/24/2023	Interior remodelling as per Master Permit # BLDB-23-02-1442	1 ALHAMBRA PLZ
ELEC-23-07-1546	Electrical Commercial	Low Voltage	Finalled	07/21/2023	04/15/2024	10/25/2023	Interior Alteration Unit 1101	1 ALHAMBRA PLZ
ELEC-23-08-1605	Electrical Commercial	Low Voltage	Finalled	08/07/2023	04/01/2024	10/03/2023	CAT6 AND RG6 CABLING	1 ALHAMBRA PLZ
ELEC-23-09-1746	Electrical Commercial	Low Voltage - Fire Alarm	Finalled	09/25/2023	04/01/2024	10/03/2023	Interior Alteration Unit 1101 - Low volt Fire alarm relocate (5) existing Fire Alarm devices and add (2) New Fire Alarm Devices	1 ALHAMBRA PLZ
ELEC-24-01-2088	Electrical Commercial	Special Events	Denied	01/19/2024			SPECIAL EVENT- BAY 13 BREWERY & KITCHEN WOOP WOOP FESTIVAL - DATE OF EVENT: / TIME OF EVENT: 4PM- 11:30PM - GENERATOR TO RUN SOUND, AMPS, MUSIC CANCELLED- SEE ELEC-24-08-2750 *****CITY PROJECT ***INSTALL SMART POLE IN INTERSECTION STREET	1 ALHAMBRA PLZ
ELEC-24-06-2526	Electrical Commercial	Low Voltage	Cancelled	06/07/2024		08/26/2024		1 ALHAMBRA PLZ
ELEC-24-06-2566	Electrical Commercial	Signs	Finalled	06/19/2024	06/18/2025	12/20/2024	ILLUMINATED REVERSE CHANNEL LETTERS *** AT 45 ALHAMBRA PLZ ***	1 ALHAMBRA PLZ
ELEC-24-09-2849	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalled	09/17/2024	07/30/2025	01/31/2025	interior remodel for 45 ALHAMBRA PLAZA	1 ALHAMBRA PLZ
ELEC-24-09-2850	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	09/18/2024		09/19/2024	PERMIT CANCELLED CREATED IN ERROR IT ISSUE	1 ALHAMBRA PLZ
ELEC-24-10-2937	Electrical Commercial	Low Voltage	Cancelled	10/21/2024		10/25/2024	Low Voltage Prewire **This permit will cancelled because all sub permits must be applied under the master permit BLDB-24-09-2381 under sub records you will find the option for Electrical Commercial Low Voltage** Installation of Audio, Video, CCTV, LED low voltage strip lighting	1 ALHAMBRA PLZ

ELEC-24-10-2942	Electrical Commercial	Low Voltage - Fire Alarm	Finaled	10/23/2024	05/14/2025	11/15/2024	#1 / Addition to existing fire alarm "THE CO LUMBUS CENTER BUILDING"	1 ALHAMBRA PLZ
ELEC-24-10-2954	Electrical Commercial	Low Voltage	Finaled	10/25/2024	07/30/2025	01/31/2025	Low Voltage Prewire	1 ALHAMBRA PLZ
ELEC-24-11-2992	Electrical Commercial	Low Voltage - Fire Alarm	Finaled	11/08/2024	05/14/2025	11/15/2024	MASTER BLDB-24-03-2381 / Addition to existing fire alarm	1 ALHAMBRA PLZ
ELEC-25-01-3158	Electrical Commercial	Low Voltage	Canceled	01/22/2025		01/24/2025	CANCELLED - FILED IN ERROR - DUPLICITY (SEE ELEC-22-10-0779)--Bi-Directional Amplifier	1 ALHAMBRA PLZ
ELEC-25-04-3442	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	04/23/2025	12/22/2025	06/24/2025	Interior alteration to suite 1100 as per Master Permit # BLDB-25-01-3177	1 ALHAMBRA PLZ
ELEC-25-04-3475	Electrical Commercial	Low Voltage	Canceled	04/30/2025		05/02/2025	voice and data cabling *** This permit will be cancelled because this permit must be applied under the master permit number BLD B-25-01-3177 and under sub record tab you will see the option for electrical low voltage and apply. ***	1 ALHAMBRA PLZ
ELEC-25-05-3495	Electrical Commercial	Low Voltage	Canceled	05/02/2025		05/30/2025	voice and data cabling *** This permit will be cancelled please refer to ELEC-25-05-3529 ***	1 ALHAMBRA PLZ
ELEC-25-05-3518	Electrical Commercial	Low Voltage	Canceled	05/07/2025		05/30/2025	voice and data cable *** This permit will be cancelled, please refer to ELEC-25-05-3529 ***	1 ALHAMBRA PLZ
ELEC-25-05-3529	Electrical Commercial	Low Voltage	Finaled	05/13/2025	12/22/2025	06/24/2025	Voice & data cabling to suite 1100	1 ALHAMBRA PLZ
ELEC-25-05-3551	Electrical Commercial	Low Voltage - Fire Alarm	Finaled	05/21/2025	12/01/2025	06/03/2025	Interior alteration to suite 1100	1 ALHAMBRA PLZ
ELEC-25-06-3622	Electrical Commercial	Other	Canceled	06/13/2025		06/17/2025	CANCELLED - Created incorrectly - Sub permits are created under the Master Permit in Sub Records - Electrical Interior Remodeling	1 ALHAMBRA PLZ
ELEC-25-07-3745	Electrical Commercial	Signs	Approved/Pay Fees	07/29/2025			ILLUMINATED CHANNEL LETTERS, 35 ALHAMBRA PLAZA-AIR LAB (1) TENANT SIGN.	1 ALHAMBRA PLZ
ELEC-25-07-3755	Electrical Commercial	Addition/ Exterior Renovations	Issued	07/31/2025	04/01/2026		Interior Remodeling with Storefront - New Fitness / Exercise Studio (35 ALHAMBRA PLZ) -AIRLAB FITNESS	35 ALHAMBRA PLZ
ELEC-25-08-3835	Electrical Commercial	Low Voltage - Fire Alarm	Finaled	08/26/2025	04/01/2026	10/03/2025	Fire Alarm - New Fitness / Exercise Studio (35 ALHAMBRA PLZ) -AIRLAB FITNESS	35 ALHAMBRA PLZ
FIRE-22-04-0075	Fire	Fire Sprinkler	Finaled	04/06/2022	04/25/2023	10/27/2022	RELOCATE & REPLACE (61) FIRE SPRINKLERS FOR LOBBY RENOVATION	1 ALHAMBRA PLZ
FIRE-22-08-0183	Fire	Fire Alarm	Finaled	08/03/2022	08/14/2023	02/15/2023	MASTER BLDB-22-02-0417 // Fire alarm system	1 ALHAMBRA PLZ
FIRE-22-08-0188	Fire	Access Control	Finaled	08/12/2022	08/23/2023	02/24/2023	FIRE ALARM- ACCESS CONTROL	1 ALHAMBRA PLZ
FIRE-22-08-0189	Fire	Access Control	Finaled	08/12/2022	06/05/2023	12/05/2022	FIRE ALARM- ACCESS CONTROL	1 ALHAMBRA PLZ
FIRE-22-09-0220	Fire	Fire Alarm	Finaled	09/08/2022	08/07/2023	02/08/2023	FIRE ALARM @ Suite 1130	1 ALHAMBRA PLZ
FIRE-22-09-0226	Fire	Public Safety Amplification (BDA)	Finaled	09/14/2022	06/16/2025	04/24/2025	Bi-Directional Amplifier	1 ALHAMBRA PLZ
FIRE-22-10-0245	Fire	Fire Alarm	Finaled	10/14/2022	12/12/2023	10/03/2023	tie-in existing fire alarm relay base to new access control for mag release.	1 ALHAMBRA PLZ
FIRE-22-10-0246	Fire	Access Control	Finaled	10/14/2022	12/12/2023	10/03/2023	install new access control in STE 1250 on 3 doors	1 ALHAMBRA PLZ
FIRE-22-10-0264	Fire	Fire Sprinkler	Finaled	10/25/2022	08/07/2023	02/07/2023	Interior Renovation Suite 1130 Project is Sn owden	1 ALHAMBRA PLZ
FIRE-23-09-0663	Fire	Fire Alarm	Finaled	09/18/2023		10/20/2023	Interior Alteration Unit 1101 - relocate (5) existing Fire Alarm devices and add (2) New Fire Alarm Devices	1 ALHAMBRA PLZ
FIRE-23-09-0672	Fire	Fire Sprinkler	Finaled	09/20/2023		10/17/2023	Interior Alteration Unit 1101	1 ALHAMBRA PLZ
FIRE-24-09-1226	Fire	Fire Alarm	Canceled	09/23/2024		09/25/2024	PERMIT CREATED IN ERROR AND WILL BE CANCELLED. APPLY UNDER MASTER PERMIT/ SUB RECORD/ FIRM ALARM***#45 - Addition to existing fire alarm	1 ALHAMBRA PLZ
FIRE-24-09-1229	Fire	Fire Alarm	Finaled	09/25/2024		02/11/2025	MASTER BLDB-24-03-2381 / Addition to existing fire alarm	1 ALHAMBRA PLZ

FIRE-24-10-1237	Fire	Fire Sprinkler	Finaled	10/03/2024		01/27/2025	interior remodel for 45 ALHAMBRA PLAZA	1 ALHAMBRA PLZ
FIRE-24-10-1240	Fire	Fire Alarm	Issued	10/04/2024			#1 / Addition to existing fire alarm "THE CO LUMBUS CENTER BUILDING"	1 ALHAMBRA PLZ
FIRE-25-04-1522	Fire	Fire Sprinkler	Finaled	04/29/2025		06/09/2025	Interior alteration to suite 1100	1 ALHAMBRA PLZ
FIRE-25-05-1532	Fire	Fire Alarm	Finaled	05/06/2025		06/23/2025	Interior alteration to suite 1100	1 ALHAMBRA PLZ
FIRE-25-07-1636	Fire	Fire Sprinkler	Issued	07/31/2025			Relocate and replace (24) Fire Sprinkler Heads	35 ALHAMBRA PLZ
FIRE-25-08-1648	Fire	Fire Alarm	Issued	08/06/2025			Interior Remodeling with Storefront - New Fitness / Exercise Studio (35 ALHAMBRA PLZ) -AIRLAB FITNESS	35 ALHAMBRA PLZ
MECB-22-06-0304	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Expired	06/16/2022	11/15/2024		Parking Garage CO2 Sensors System	1 ALHAMBRA PLZ
MECB-22-07-0338	Mechanical Commercial	New Construction	Finaled	07/14/2022	08/14/2023	02/15/2023	INTERIOR RENOVATION ONLY - COLUMBUS CENTER- (NO EXTERIOR WORK)	1 ALHAMBRA PLZ
MECB-22-07-0354	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	07/26/2022	06/05/2023	12/06/2022	Interior Renovation Suite 1130 Project is Sn owden	1 ALHAMBRA PLZ
MECB-23-06-0611	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	06/28/2023	04/22/2024	10/24/2023	Interior Alteration Unit 1101	1 ALHAMBRA PLZ
MECB-24-09-1062	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	09/19/2024	08/04/2025	02/03/2025	interior remodel for 45 ALHAMBRA PLAZA	1 ALHAMBRA PLZ
MECB-25-02-1196	Mechanical Commercial	Fuel oil piping and storage	Denied	02/26/2025			Existing component that needs to be legalized. After the fact permit for the former removal and replacement of a spill bucket	1 ALHAMBRA PLZ
MECB-25-04-1256	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	04/23/2025	12/22/2025	06/24/2025	Interior alteration to suite 1100	1 ALHAMBRA PLZ
MECB-25-08-1370	Mechanical Commercial	Addition/ Exterior Renovations	Issued	08/07/2025	03/16/2026		Interior Remodeling with Storefront - New Fitness / Exercise Studio (35 ALHAMBRA PLZ) -AIRLAB FITNESS	35 ALHAMBRA PLZ
PEXT-22-12-0049	Permit Extension/ Renewal	Building	Finaled	12/14/2022		01/04/2023	PERMIT EXTENSION TO EDEN PERMIT BL-2 1-07-7831	1 ALHAMBRA PLZ
PEXT-24-05-0829	Permit Extension/ Renewal	Mechanical Commercial	Cancelled	05/13/2024		05/16/2024	CANCELLED BECAUSE MECB-22-06-0304 WAS EXTENDED BY REVR-23-11-1461-----EXTENSION FOR MECB-22-06-0304 Parking Garage CO2 Sensors System	1 ALHAMBRA PLZ
PLUB-21-11-0020	Plumbing Commercial	New Construction	Finaled	11/23/2021	12/13/2022	06/16/2022	INTERIOR LOBBY DEMOLITION	1 ALHAMBRA PLZ
PLUB-21-12-0043	Plumbing Commercial	New Construction	Finaled	12/22/2021	11/28/2022	06/01/2022	DEMOLITION OF PLANTERS AND LANDSCAPING ON THE SIX FLOOR TERRACE	1 ALHAMBRA PLZ
PLUB-22-04-0155	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	04/13/2022	05/01/2023	10/31/2022	Interior Renovation Suite 1130 Project is Sn owden	1 ALHAMBRA PLZ
PLUB-22-05-0209	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	05/18/2022	07/10/2023	01/10/2023	PLUMBING WORK FOR COMM. (6th fl) Open Terrace & (1st Fl.) restroom renovations	1 ALHAMBRA PLZ
PLUB-23-06-0570	Plumbing Commercial	Other	Finaled	06/28/2023	01/10/2024	07/14/2023	Demolition of existing Kitchen	1 ALHAMBRA PLZ
PLUB-24-09-0990	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	09/19/2024	07/14/2025	01/14/2025	Underground per plans, water lines per plans, 5 showers, 3 bathrooms, tankless water heater install, install fixture	1 ALHAMBRA PLZ
PLUB-24-09-0991	Plumbing Commercial	LPGX/Gas	Finaled	09/19/2024	07/14/2025	01/14/2025	Gas line for dryer, humidifier, tankless water heaters	1 ALHAMBRA PLZ
PLUB-25-04-1182	Plumbing Commercial	Other	Cancelled	04/22/2025		04/29/2025	Interior Remodeling	1 ALHAMBRA PLZ
PLUB-25-04-1187	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	04/29/2025	12/03/2025	06/06/2025	Interior alteration to suite 1100	1 ALHAMBRA PLZ
PLUB-25-06-1231	Plumbing Commercial	Addition/ Exterior Renovations	Issued	06/17/2025	03/18/2026		Sub Permit Plumbing (35 ALHAMBRA PLZ) -AIRLAB FITNESS	35 ALHAMBRA PLZ
PRNW-22-11-0038	Permit Renewal	Building	Cancelled	11/14/2022		11/30/2022	CANCELLED. CREATED IN ERROR *****PERMIT RENEWAL FOR EDEN PERMIT BL-21-08 -7264	1 ALHAMBRA PLZ
PRNW-22-12-0097	Permit Renewal	Electrical	Finaled	12/07/2022		12/29/2022	RENEWAL FROM EDEN PERMIT EL-22-03-9 019	1 ALHAMBRA PLZ

PRNW-23-08-0578	Permit Renewal	Building	Finaled	08/10/2023		09/15/2023	09/12/2023*****PERMIT RENEWAL FOR MASTER: BL-19-05-5040	1 ALHAMBRA PLZ
PRNW-23-08-0622	Permit Renewal	Mechanical Commercial	Finaled	08/27/2023		09/15/2023	8/28/2023**** Parking Garage CO2 Sensor s System	1 ALHAMBRA PLZ
PWKS-22-09-0976	Public Works Permit	Temporary ROW Obstruction	Finaled	09/06/2022	02/24/2023	01/26/2023	Temporary closure of portion sidewalks located on Alhambra Plaza and Douglas Rd. as shown in the attached plans. We will be replacing the palm trees on the sidewalks and removing existing pavers in front of parking spots to install new trees. Also 2 exterior signs will be installed.	1 ALHAMBRA PLZ
PWKS-22-12-1186	Public Works Permit	Swale planting/Irrigation	Finaled	12/01/2022	04/24/2023	01/26/2023	Landscaping	1 ALHAMBRA PLZ
PWKS-24-03-2502	Public Works Permit	Utilities	Expired	03/14/2024	09/30/2024		City Project - City 2 Basin Gravity Main Pipe Increase IFB 2023-024. UPDATE 4/24/2024: the MOT was revised, see approved files.	1 ALHAMBRA PLZ
PWKS-24-08-2891	Public Works Permit	Temporary ROW Obstruction	Finaled	08/16/2024	01/03/2025	12/04/2024	AFTER THE FACT PERMIT - Temporary ROW Obstruction to install proposed ILLUMINATED REVERSE CHANNEL LETTERS AT 45 ALHAMBRA PLZ APPROVED ON ELEC-24-06-2566	45 ALHAMBRA PLZ
PWKS-25-02-3292	Public Works Permit	Sewer Allocation Letter/ Calculations/ Agreement	Finaled	02/20/2025		03/20/2025	Sewer Allocation Letter (Airlab Fitness @ 1 Alhambra Plz Coral Gables 35 Alhambra Plz Coral Gables, FL 33134)	1 ALHAMBRA PLZ
REVR-22-07-0121	Revision to Permit	Commercial	Finaled	07/12/2022		10/26/2022	REVISION - (MECHANICAL & LIFE SAFETY) Suite 1130 Project is Snowden	1 ALHAMBRA PLZ
REVR-22-07-0140	Revision to Permit	Commercial	Finaled	07/26/2022		10/28/2022	EXTERIOR WORK: TERRACE/ LANDSCAPE / HARDSCAPE @ COLUMBUS CENTER (NO INTERIOR WORK)	1 ALHAMBRA PLZ
REVR-22-09-0211	Revision to Permit	Commercial	Finaled	09/26/2022		12/29/2022	RELOCATE & REPLACE (61) FIRE SPRINKLERS FOR LOBBY RENOVATION **REVISION ADDING SPRINKLERHEAD**	1 ALHAMBRA PLZ
REVR-22-09-0212	Revision to Permit	Commercial	Cancelled	09/27/2022		05/15/2023	CANCELLED-***revision-design and location *** (illuminated reverse side lit channel letters(building address): 1 ALHAMBRA and 35 ALHAMBRA	1 ALHAMBRA PLZ
REVR-22-11-0312	Revision to Permit	Commercial	Finaled	11/07/2022		01/12/2023	REVISION TO MASTER BLDB-22-02-0417- MISC MINOR CHANGES ON INTERIOR-MECHANICAL, ELECTRICAL, FIRE ALARM, LANDSCAPE AND TECHNOLOGY-PLEASE SEE NARRATIVE	1 ALHAMBRA PLZ
REVR-23-05-0801	Revision to Permit	Commercial	Finaled	05/02/2023		05/18/2023	install new access control in STE 1250 on 3 doors	1 ALHAMBRA PLZ
REVR-23-11-1461	Revision to Permit	Commercial	Finaled	11/06/2023		05/15/2024	Parking Garage CO2 Sensors System Gas Detection Revision including horns/strobes	1 ALHAMBRA PLZ
REVR-24-12-3139	Revision to Permit	Commercial	Finaled	12/12/2024		01/07/2025	MECHANICAL CHANGES TO LAUNDRY, REMOVE HU FROM PLANS, PLUMBING REMOVE HU FROM PLANS	1 ALHAMBRA PLZ
REVR-24-12-3155	Revision to Permit	Commercial	Issued	12/17/2024			MASTER BLDB-24-03-2381 / Revision for addition to existing mechanical portion interference	1 ALHAMBRA PLZ
REVR-25-01-3214	Revision to Permit	Commercial	Finaled	01/14/2025		01/31/2025	interior remodel for 45 ALHAMBRA PLAZA Electrical revision - as-built panel schedule	45 ALHAMBRA PLZ
REVR-25-07-3986	Revision to Permit	Commercial - Exterior	Issued	07/23/2025			Revision to the Exterior Door	35 ALHAMBRA PLZ
REVR-25-09-4220	Revision to Permit	Commercial - Exterior	Issued	09/16/2025			Mechanical and plumbing revision	35 ALHAMBRA PLZ
REVR-25-09-4256	Revision to Permit	Commercial - Exterior	In Review	09/22/2025			added the compressor room that was left out by accident. scope is Relocate and replace (6) fire sprinkler heads	35 ALHAMBRA PLZ
SHOP-22-11-0112	Shop Drawings	Stairs/ Railings/ Fence etc.	Finaled	11/02/2022	08/01/2023	02/03/2023	INTERIOR RENOVATION ONLY - COLUMBUS CENTER- (NO EXTERIOR WORK) REVISION - REVR22-07-0140 EXTERIOR WORK: TERRACE/ LANDSCAPE / HARDSCAPE @ COLUMBUS CENTER (NO INTERIOR WORK)	1 ALHAMBRA PLZ
SHOP-22-11-0121	Shop Drawings	Structural/ Architectural Precast	Finaled	11/08/2022	07/24/2023	01/26/2023	Storefront Shop Drawings	1 ALHAMBRA PLZ
ZONC-23-01-0232	Zoning Commercial	Live Music	Issued	01/30/2023	02/21/2027		Outdoor Live Music permit at Bay 13 located at 65 Alhambra Plaza (Live Music operation days / times: Friday 5pm-11pm, Saturday 11pm, Sun noon-9pm / Sound: 85dB from a distance of 100ft from the property line)	1 ALHAMBRA PLZ



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/1/2023

VIA CERTIFIED MAIL

CORAL GABLES ASSOCIATES
1 ALHAMBRA PLAZA #1
CORAL GABLES, FL 33134-5231

7021 2720 0001 4958 7885

RE: 1 ALHAMBRA PLZ
FOLIO # 03-4108-007-2210
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 1990. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2024**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

City's Exhibit #4



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

VIA CERTIFIED MAIL

7022 2410 0002 9151 8428

CORAL GABLES ASSOCIATES
1 ALHAMBRA PLAZA STE #1
CORAL GABLES, FL 33134-5231

RE: 1 ALHAMBRA PLZ
FOLIO # 03-4108-007-2210

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 1990. 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.

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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 regarding any questions concerning building recertification.
Thank you for your prompt attention to this matter.

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

Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

10/1/2024

VIA CERTIFIED MAIL

CORAL GABLES ASSOCIATES
1 ALHAMBRA PLAZA STE #1
CORAL GABLES, FL 33134-5231

9589 0710 5270 1801 7208 11

RE: 1 ALHAMBRA PLZ
FOLIO # 03-4108-007-2210

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 1990. 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.

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

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

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

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

Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2025

CORAL GABLES ASSOCIATES
1 ALHAMBRA PLAZA STE #1
CORAL GABLES, FL. 33134-5231

9589 0710 5270 1801 7245 36

RE: 1 ALHAMBRA PLZ
FOLIO # 03-4108-007-2210

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

Dear Property Owner:

In a certified letter dated 10/1/2024, 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:

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

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

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 25-9900

vs.

ALHAMBRA ACQUISITIONS LLC,
C/O TOURMALINE CAPITAL, PARTNERS LLC
ATTN: BRANDON HUFFMAN, JON JACOBS, JEFF FRONEK
15-31 MORRIS AVE, STE 229
BRYN MAWR, PA 19010-3335
Respondent.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 2450 0001 8406 1819

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

Date: October 09, 2025

Re: 1 Alhambra Plz, Coral Gables, FL 33134, CORAL GABLES SEC L, PB 8-85, LOTS 7 THRU 40
BLK 22 & 20FT OF ALLEY LYG BETW LOTS 11 THRU 15 & 20FT OF ALLEY LYG BETW LOTS
16 THRU 30 CLOSED PER ORD 2854-89 & LESS PORT OF LOT 7 BEG AT THE SW COR OF LOT
7 TH N 04 DEG E, and 03-4108-007-2210 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 10 (m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on October 20, 2025 at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

City's Exhibit #5

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

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.

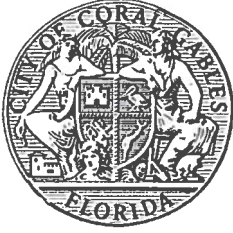
Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record 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, Raquel Elejabarrieta, Esq., Director of Human Resources (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c: ALHAMBRA ACQUISITIONS LLC,
C/O C T CORPORATION SYSTEM, REGISTERED AGENT
1200 SOUTH PINE ISLAND RD
PLANTATION, FL 33324-4413
7020 2450 0001 8406 1826

BANSECO USA, 3155 NW 77 AVE, MIAMI, FL 33122-1205
7020 2450 0001 8406 1833



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation for Failure to Recertify & Notice of Hearing

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1 Alhambra Plz ON 10/10/25 AT 2:39pm.

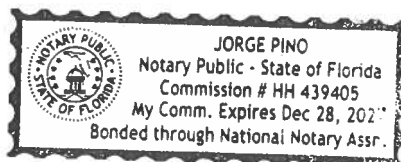
Sebastian Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 10 day of Oct, in the
year 2025, by Sebastian Ramos who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #6

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 25-9900

vs.

ALHAMBRA ACQUISITIONS LLC,
C/O TOURMALINE CAPITAL, PARTNERS LLC
ATTN: BRANDON HUFFMAN, JON JACOBS, JEFF FRONEK
15-31 MORRIS AVE, STE 229
BRYN MAWR, PA 19010-3335
Respondent.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 2450 0001 8406 1819

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

Date: October 09, 2025

Re: 1 Alhambra Plz, Coral Gables, FL 33134, CORAL GABLES SEC L, PB 8-85, LOTS 7 THRU 40 BLK 22 & 20FT OF ALLEY LYG BETW LOTS 11 THRU 15 & 20FT OF ALLEY LYG BETW LOTS 16 THRU 30 CLOSED PER ORD 2854-89 & LESS PORT OF LOT 7 BEG AT THE SW COR OF LOT 7 TH N 04 DEG E, and 03-4108-007-2210 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 10 (m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on **October 20, 2025 at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

Oct 10, 2025

City's Exhibit #7









1 Alhambra Plaza

UMBRELLA
BAGS

ASSA ABLOY
AUTOMATIC
CAUTION
DOOR

PLEASE SEE LISTING FOR CURRENT STATUS
FOR ALL INFORMATION
ALHAMBRA PLAZA
1000 N. GATEWAY BLVD
SUITE 100
ALHAMBRA, CA 91801
TEL: 626 441-1111
WWW.ALHAMBRAPLAZA.COM

LOW ENERGY
POWER OPERATED
DOOR

Oct 10, 2025

**THIS INSTRUMENT WAS PREPARED
BY AND AFTER RECORDING RETURN TO:**

Chris Chauvin
Holland & Knight LLP
1722 Routh Street, Suite 1500
Dallas, Texas 75201

Parcel No(s): 03-4108-007-2210

SPECIAL WARRANTY DEED
(Columbus Center, 1 Alhambra Plaza, Coral Gables, Florida 33134)

March 10, 2025 (the “**Effective Date**”)

THIS SPECIAL WARRANTY DEED IS EXECUTED BY CHRIS NEILSON, as Court-Appointed Receiver (“**Receiver**”) pursuant to that certain Agreed Order Appointing Receiver, entered on October 21, 2024, 2024 in the lawsuit captioned *VMC Finance 2021-FL4 LLC v. Coral Gables Associates, LLC*, Case No. 2024-019362-CA-01 in the in the Circuit Court of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida, Circuit Civil Division (the “**Receivership Lawsuit**”), whose address is c/o Trigild Florida, LLC, located at 17555 Collins Ave., Suite 3301, Sunny Isles Beach, Florida 33179, 858.242.1227, chris.neilson@trigild.com (“**Grantor**”), in favor of ALHAMBRA ACQUISITIONS, LLC, a Delaware limited liability company (“**Grantee**”), whose address is c/o Tourmaline Capital Partners, LLC, 15-31 Morris Avenue, Suite 229, Bryn Mawr, PA 19010, Attn: Brandon Huffman, Jon Jacobs and Jeff Fronek.

Grantor, for ten dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt of which is acknowledged, does by these presents grant, bargain, sell, alien, remise, release, and confirm unto Grantee and its heirs and assigns FOREVER, the certain parcel of land situated, lying and being Miami-Dade County, Florida, and more particularly described on **Exhibit “A”**, attached hereto and incorporated herein by reference (the “**Property**”).

Subject however, to (x) real property taxes and assessments for the year 2025 and thereafter, a lien not yet due and payable, and (y) those certain matters listed on the attached hereto on **Exhibit “B”** and incorporated herein by reference, without reimposing same.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors, legal representatives and assigns forever; and Grantor does hereby bind Grantor, and Grantor’s successors and legal representatives, to WARRANT and FOREVER DEFEND, all and singular, the Property unto

City's Exhibit #8

Grantee, its successors, legal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor but not otherwise.

The covenants herein shall be binding upon and inure to the benefit of the respective heirs, successors and legal representatives of Grantor and Grantee.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be enforceable on the Effective Date.

WITNESSES:

Rosie Hazen
Name: Rosie Hazen
Address: 4327 Buena Vista St
Dallas, TX 75205

Jack Malone
Name: Jack Malone
Address: 8111 Douglas Ave, suite 600
Dallas, TX 75225

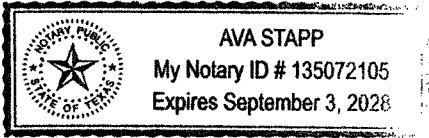
GRANTOR:

CHRIS NEILSON, as Court-Appointed Receiver ("Receiver") pursuant to that certain Agreed Order Appointing Receiver, entered on October 21, 2024, 2024 in the lawsuit captioned VMC Finance 2021-FL4 LLC v. Coral Gables Associates, LLC, Case No. 2024-019362-CA-01 in the in the Circuit Court of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida, Circuit Civil Division

By: [Signature]
Printed Name: Chris Neilson
Title: Receiver

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of MARCH, 2025 by Chris Neilson, as Managing Partner on behalf of CHRIS NEILSON, as Court-Appointed Receiver ("**Receiver**") pursuant to that certain Agreed Order Appointing Receiver, entered on October 21, 2024 in the lawsuit captioned *VMC Finance 2021-FL4 LLC v. Coral Gables Associates, LLC*, Case No. 2024-019362-CA-01 in the in the Circuit Court of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida, Circuit Civil Division.



Ava Stapp
Notary Public
Print Name: Ava Stapp
Serial No. (if any): 135072105
My commission expires: 9/3/28

EXHIBIT A**Property****PARCEL 1:**

Lots 11 through 25, inclusive, Block 22, REVISED PLAT OF CORAL GABLES SECTION L, according to the Plat thereof recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida;

LESS that portion of Lot 12 and Lot 13, Block 22, REVISED PLAT OF CORAL GABLES SECTION L, according to the Plat thereof recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida, which is bounded on the North by the North line of said Lot 12 and is bounded on the East by the East line of said Lot 12 and Lot 13, and is bounded on the Southwest by a 25.00 foot radius circular curve concave to the Southwest, said curve being tangent to both the North and East lines of said Lot 12;

AND LESS that portion of Lot 16, Block 22, REVISED PLAT OF CORAL GABLES SECTION L, according to the Plat thereof recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida, which is bounded on the South by the South line of said Lot 16 and is bounded on the East by the East line of said Lot 16, and is bounded on the Northwest by a 25.00 foot radius circular curve concave to the Northwest, said curve being tangent to both the South and East lines of said Lot 16;

PARCEL 2:

Lots 7 through 10, inclusive, and Lots 26 through 40, inclusive, Block 22, REVISED PLAT OF CORAL GABLES SECTION L, according to the Plat thereof recorded in Plat Book 8, Page 85 of the Public Records of Miami-Dade County, Florida; Block 22, REVISED PLAT OF CORAL GABLES SECTION L, according to the Plat thereof recorded in Plat Book 8, Page 85 of the Public Records of Miami-Dade County, Florida;

LESS that portion of lot 40, Block 22, REVISED PLAT OF CORAL GABLES SECTION L, according to the Plat thereof recorded in Plat Book 8, Page 85 of the Public Records of Miami-Dade County, Florida, which is bounded on the South by the South line of said lot 40 and is bounded on the West by the West line of said Lot 40, and is bounded on the Northeast by a 25.00 foot radius circular curve concave to the Northeast, said curve being tangent to both the South and West lines of said Lot 40.

LESS AND EXCEPT THE FOLLOWING:

A portion of Lot 7 of Block 22 of "REVISED PLAT OF CORAL GABLES SECTION L" according to the plat thereof as recorded in Plat Book 8, at Page 85, of the Public Records of Miami-Dade County Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said Lot 7 of Block 22; thence run North 04°51'53" East along the West line of said lot 7 for a distance of 123.98 feet to a point on the South Right-of-Way Line of Minorca Avenue; thence run along said South Right-of-Way Line of Minorca

Avenue Southeasterly along a curve concave to the Northeast and having for its elements a radius of 289.81 feet, a central angle of 07°02'25" and an arc distance of 35.61 feet to a point of tangency on said South Right-of-Way Line of Minorca Avenue; thence run North 87°48'25" East along said South Right-of-Way line of Minorca Avenue for a distance of 5.43 feet to a point on said South Right-of-Way Line of Minorca Avenue; thence run South 05°17'31" East for a distance of 117.64 feet to a point on the South line of said Lot 7; thence run South 84°42'25" West along said South Line of Lot 7 for a distance of 62.64 feet to the POINT OF BEGINNING.

PARCEL 3:

All of that portion of the North-South Alley in Block 22 of REVISED PLAT OF CORAL GABLES SECTION I., according to the Plat thereof recorded in Plat Book 8, Page 85 of the Public Records of Miami-Dade County, Florida, which is bounded on the North by the Easterly prolongation of the North line of Lot 11 in said Block 22 and bounded on the South by the Easterly prolongation of the South line of Lot 11 in Block 22 and that portion of the East -West Alley in Block 22 of REVISED PLAT OF CORAL GABLES SECTION L, according to the Plat thereof recorded in Plat Book 8, Page 85 of the Public Records of Miami-Dade County, Florida, which is bounded on the East by the Southerly prolongation of the East line of Lot 15, in said Block 22, and which is bounded on the West by the Southerly prolongation of the West line of Lot 7 in said Block 22.

PARCEL 4:

Non-exclusive easements for the benefit of Parcels 1, 2 and 3, to the extent they benefit each parcel, more particularly described in the Declaration of Covenants, Restrictions and Easements between Coral Gables Associates, LLC, and Columbus Center GU LLC, recorded January 19, 2016 in Official Records Book 29929, Page 3969, of the Public Records of Miami - Dade County, Florida.

EXHIBIT BExceptions

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
2. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
3. Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida, as shown on that certain ALTA/NSPS Land Title Survey of 1 Alhambra Plaza, Coral Gables, Florida 33134 prepared by Jorge R. Avino, PLS No. 4996, of Avino & Associates, as Project number 12108.06, dated March 3, 2025, last revised March 3, 2025 (the "Survey").
4. Easement in favor of Utilities Land Company recorded in Deed Book 939, Page 435, as assigned to Florida Power and Light Company in Deed Book 1004, Page 496, of the Public Records of Miami-Dade County, Florida.
5. Traffic Signal Easement recorded in Official Records Book 14730, Page 1785, of the Public Records of Miami-Dade County, Florida.
6. Ordinance No. 2854 vacating a portion of an alley and containing provisions for easements recorded in Official Records Book 14887, Page 209, of the Public Records of Miami-Dade County, Florida, as shown on the Survey.
7. Declaration of Restrictive Covenant recorded in Official Records Book 15056, Page 3304, of the Public Records of Miami-Dade County, Florida.
8. Alley Easement recorded in Official Records Book 15062, Page 1304, as amended in Official Records Book 29929, Page 3960, of the Public Records of Miami-Dade County, Florida, as shown on the Survey.
9. Declaration of Covenants, Restrictions and Easements recorded in Official Records Book 29929, Page 3969, of the Public Records of Miami-Dade County, Florida, as shown on the Survey.
10. Property Owner's Encroachment and Restrictive Covenant Agreement recorded in Official Records Book 31128, Page 2846, of the Public Records of Miami-Dade County, Florida.
11. Notice Regarding Liens (Notice of Non-responsibility) recorded immediately subsequently to this Special Warranty Deed in the Public Records of Miami Dade County, Florida.



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

Detail by Entity Name

Foreign Limited Liability Company
ALHAMBRA ACQUISITIONS, LLC

Filing Information

Document Number	M25000002281
FEI/EIN Number	NONE
Date Filed	02/14/2025
State	DE
Status	ACTIVE

Principal Address

15-31 MORRIS AVE., STE. 229
BRYN MAWR, PA 19010

Mailing Address

15-31 MORRIS AVE., STE. 229
BRYN MAWR, PA 19010

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MBR

TOURMALINE CAPITAL PARTNERS, LLC
15-31 MORRIS AVE., STE. 229
BRYN MAWR, PA 19010

Annual Reports

No Annual Reports Filed

Document Images

02/14/2025 -- Foreign Limited	View image in PDF format
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Florida Department of State, Division of Corporations

Prepared by and after
recording return to:

Brett H. Holland
Holland & Knight LLP
701 Brickell Avenue, 33rd Floor
Miami, Florida 33131

NOTE TO RECORDER: FLORIDA DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$250,637.45 AND FLORIDA NON-RECURRING INTANGIBLE TAX IN THE AMOUNT OF \$143,221.33 WITH RESPECT TO THE NOTE AND THIS SECURITY INSTRUMENT (AS DEFINED HEREIN) ARE BEING PAID UPON RECORDATION OF THIS MORTGAGE IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

This MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING dated March 10, 2025 (together with any amendments or modifications hereto in effect from time to time, the “**Mortgage**”), is made by **ALHAMBRA ACQUISITIONS, LLC**, a Delaware limited liability company, having an address of 15-31 Morris Ave., Ste. 229, Bryn Mawr, PA 19010 (the “**Mortgagor**”) in favor of **BANESCO USA**, a Florida state-chartered bank, having an office of 3155 NW 77th Avenue, Miami, Florida 33122, in its capacity as administrative agent for itself and on behalf of any other Lenders (as such term is defined in the Loan Agreement) (together with its permitted successors and assigns, “**Mortgagee**”).

WITNESSETH:

WHEREAS, Mortgagor is indebted to Lenders in the principal sum of up to Seventy One Million Six Hundred Ten Thousand Six Hundred Sixty Four and No/100 Dollars (\$71,610,664.00) (the “**Loan**”), together with interest thereon, as evidenced by those certain Promissory Note executed of even date herewith by Mortgagor payable to the order of the Lenders in the aggregate principal amount of the Loan (as the same may be amended, modified, consolidated, split, supplemented, replaced or otherwise modified from time to time, collectively, the “**Notes**”), and a Loan Agreement of even date herewith between Mortgagor and Mortgagee (the “**Loan Agreement**”);

WHEREAS, Mortgagor is the owner of fee simple title to that certain tract of land located in Miami-Dade County, Florida, as more particularly described in Schedule “A” attached hereto and made a part hereof (the “**Real Estate**”); and

WHEREAS, to induce Lenders to make the Loan and to secure payment of the Notes and the other obligations described below, Mortgagor has agreed to execute and deliver this Mortgage.

GRANTING CLAUSES

NOW, THEREFORE, to secure to Mortgagee (for the benefit of Mortgagee and the Lenders) (i) the repayment of all sums due under this Mortgage, the Notes (and all extensions, renewals, replacements and amendments thereof), the Loan Agreement (and all extensions, renewals, replacements and amendments thereof), and the other Loan Documents (as such term is defined in the Loan Agreement, the "**Loan Documents**"); (ii) the performance of all terms, conditions and covenants set forth in the Loan Documents; (iii) the repayment of all sums due or that may become due under or in connection with any present or future swap agreements (as defined in 11 U.S.C. §101) between Mortgagor and Mortgagee in connection with the Loan; and (iv) the repayment of all reimbursement obligations due or that may become due under or in connection with any present or future letters of credit issued by Mortgagee for the account of Mortgagor in connection with the Loan; (v) the Obligations (as such term is defined in the Loan Agreement), and (vi) all other obligations or indebtedness of Mortgagor to Mortgagee of whatever kind or character and whenever borrowed or incurred, including without limitation, principal, interest, fees, late charges and expenses, including attorneys' fees owing under the Loan Documents (subsections (i), (ii), (iii), (iv) and (v) collectively, the "**Liabilities**"), Mortgagor has mortgaged, granted and conveyed and by these presents **DOES HEREBY MORTGAGE, GRANT AND CONVEY TO MORTGAGEE, FOR THE BENEFIT OF MORTGAGEE AND THE LENDERS), AND THEIR SUCCESSORS AND ASSIGNS**, all of Mortgagor's right, title and interest now owned or hereafter acquired in and to each of the following (collectively, the "**Property**"):

(A) The Real Estate;

(B) Any and all buildings and improvements now or hereafter erected on, under or over the Real Estate (the "**Improvements**");
(as that term is defined in the Uniform Commercial Code)

(C) Any and all fixtures, as that term is defined in the Code (as defined below) (which, to the fullest extent permitted by law, will be conclusively deemed fixtures and a part of the real property encumbered by this Mortgage), machinery, equipment and other articles of real or personal property, belonging to Mortgagor, at any time now or hereafter installed in, attached to or situated in or upon the Real Estate, or the buildings and improvements now or hereafter erected thereon, or used or intended to be used in connection with the Real Estate, or in the operation of the buildings and improvements, plant, business or dwelling situate thereon, whether or not such real or personal property is or shall be affixed thereto, and all replacements, substitutions and proceeds of the foregoing (all of the foregoing herein called the "**Service Equipment**"), including without limitation: (i) all appliances, furniture and furnishings; all articles of interior decoration, floor, wall and window coverings; all office, restaurant, bar, kitchen and laundry fixtures, utensils, appliances and equipment; all supplies, tools and accessories; all storm and screen windows, shutters, doors, decorations, awnings, shades, blinds, signs, trees, shrubbery and other plantings; (ii) all building service fixtures, machinery and

equipment of any kind whatsoever; all lighting, heating, ventilating, air conditioning, refrigerating, sprinkling, plumbing, security, irrigating, cleaning, incinerating, waste disposal, communications, alarm, fire prevention and extinguishing systems, fixtures, apparatus, machinery and equipment; all elevators, escalators, lifts, cranes, hoists and platforms; all pipes, conduits, pumps, boilers, tanks, motors, engines, furnaces and compressors; all dynamos, transformers and generators; (iii) all building materials, building machinery and building equipment delivered on site to the Real Estate during the course of, or in connection with any construction or repair or renovation of the buildings and improvements; (iv) all parts, fittings, accessories, accessions, substitutions and replacements therefor and thereof; and (v) all files, books, ledgers, reports and records relating to any of the foregoing.

(D) Any and all leases, subleases, tenancies, licenses, occupancy agreements or agreements to lease all or any portion of the Real Estate, Improvements, Service Equipment or all or any other portion of the Property and all extensions, renewals, amendments, modifications and replacements thereof, and any options, rights of first refusal or guarantees relating thereto (collectively, the **“Leases”**); all rents, income, receipts, revenues, security deposits, escrow accounts, reserves, issues, profits, awards and payments of any kind payable under the Leases or otherwise arising from the Real Estate, Improvements, Service Equipment or all or any other portion of the Property including, without limitation, minimum rents, additional rents, percentage rents, parking, maintenance and deficiency rents (collectively, the **“Rents”**); all of the following personal property, to the extent assignable (collectively referred to as the **“Contracts”**): all accounts maintained by Mortgagor relating to the Real Estate, general intangibles and contract rights (including any right to payment thereunder, whether or not earned by performance) of any nature relating to the Real Estate, Improvements, Service Equipment or all or any other portion of the Property or the use, occupancy, maintenance, construction, repair or operation thereof; all management agreements, franchise agreements, utility agreements and deposits, building service contracts, maintenance contracts, construction contracts and architect’s agreements; all maps, plans, surveys and specifications; all warranties and guaranties; all permits, licenses and approvals; and all insurance policies, books of account and other documents, of whatever kind or character, relating to the use, construction upon, occupancy, leasing, sale or operation of the Real Estate, Improvements, Service Equipment or all or any other portion of the Property;

(E) Any and all estates, rights, tenements, hereditaments, privileges, easements, reversions, remainders and appurtenances of any kind benefiting or appurtenant to the Real Estate, Improvements or all or any other portion of the Property; all means of access to and from the Real Estate, Improvements or all or any other portion of the Property, whether public or private; all streets, alleys, passages, ways, water courses, water and mineral rights relating to the Real Estate, Improvements or all or any other portion of the Property; and all other claims or demands of Mortgagor, either at law or in equity, in possession or expectancy of, in, or to the Real Estate, Improvements or all or any other portion of the Property (all of the foregoing described in this subsection E herein called the **“Appurtenances”**); and

(F) Any and all “proceeds” of any of the above-described Real Estate, Improvements, Service Equipment, Leases, Rents, Contracts and Appurtenances, which term “proceeds” shall have the meaning given to it in the Uniform Commercial Code, as amended, (the **“Code”**) of the State in which the Property is located (collectively, the **“Proceeds”**) and shall additionally

include whatever is received upon the use, lease, sale, exchange, transfer, collection or other utilization or any disposition or conversion of any of the Real Estate, Improvements, Service Equipment, Leases, Rents, Contracts and Appurtenances, voluntary or involuntary, whether cash or non-cash, including proceeds of insurance and condemnation awards, rental or lease payments, accounts, chattel paper, instruments, documents, contract rights, general intangibles, equipment and inventory.

Notwithstanding anything herein to the contrary, the “**Property**” shall not include any property belonging to tenants under Leases except to the extent that Mortgagor shall have any right or interest therein, and any distributions made by Mortgagor to its direct and indirect members that are not in violation of the Loan Documents are not subject to the lien of this Mortgage and can be retained by such direct and indirect members free and clear of such lien.

TO HAVE AND TO HOLD the above granted and conveyed Property unto and to the proper use and benefit of Mortgagee (for the benefit of Mortgagee and the Lenders) and its successors and assigns, forever.

PROVIDED ALWAYS, and these presents are upon the express condition, that if (i) all the Liabilities, including without limitation, all termination payments and any other amounts due under or in connection with any swap agreements secured hereunder, if any, are paid in full, (ii) each and every representation, warranty, agreement and covenant of this Mortgage and the other Loan Documents are complied with and abided by, and (iii) any swap agreements secured hereunder have matured or been terminated, then this Mortgage and the estate hereby created shall cease and be null and void and canceled of record.

The terms of the Loan Documents are hereby made a part of this Mortgage to the same extent and with the same effect as if fully set forth herein. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Loan Agreement.

AND Mortgagor covenants and agrees with and represents to Mortgagee and the Lenders as follows:

1. FUTURE ADVANCES; PROTECTION OF PROPERTY. This Mortgage shall secure any and all present or future advances and readvances under the Liabilities made by Lenders to or for the benefit of Mortgagor or the Property within twenty (20) years from the date hereof (whether such advances are obligatory or are made at the option of Lenders or otherwise), including, without limitation: (i) principal, interest, late charges, fees and other amounts due under the Liabilities or this Mortgage; (ii) all advances by Mortgagee and/or the Lenders to Mortgagor or any other person to pay costs of erection, construction, alteration, repair, restoration, maintenance and completion of any improvements on the Property; (iii) all advances made or costs incurred by Mortgagee and/or the Lenders for the payment of real estate taxes, assessments or other governmental charges, maintenance charges, insurance premiums, appraisal charges, environmental inspection, audit, testing or compliance costs, and costs incurred by Lenders for the enforcement and protection of the Property or the lien of this Mortgage; and (iv) all reasonable legal fees, reasonable and actual costs incurred by Mortgagee and/or the Lenders by reason of any default or otherwise in connection with the Liabilities. The total amount of the

Liabilities that may be so secured may decrease to a zero amount from time to time, or may increase from time to time, but the total unpaid balance secured at any one time shall not exceed One Hundred Fifty Million and No/100 Dollars (\$150,000,000.00).

Mortgagor agrees that if, at any time during the term of this Mortgage or following the commencement of a foreclosure action hereunder (whether before or after the entry of a judgment of foreclosure), Mortgagor fails to perform or observe any covenant or obligation under this Mortgage including, without limitation, payment of any of the foregoing, Mortgagee may (but shall not be obligated to) take such steps as are reasonably necessary to remedy any such nonperformance or nonobservance and provide payment thereof. All amounts advanced by Lenders shall be added to the amount secured by this Mortgage and the other Loan Documents (and, if advanced after the entry of a judgment of foreclosure, by such judgment of foreclosure), and shall be due and payable on demand, together with interest at the Default Rate (as defined in the Notes), such interest to be calculated from the date of such advance to the date of repayment thereof.

2. REPRESENTATIONS, WARRANTIES AND COVENANTS.

2.1. **Payment and Performance.** Mortgagor shall (a) pay to Mortgagee (for the pro rata benefit of the Lenders) all sums required to be paid by Mortgagor under the Loan Documents, in accordance with their stated terms and conditions; (b) perform and comply with all terms, conditions and covenants set forth in each of the Loan Documents by which Mortgagor is bound; and (c) perform and comply with all of Mortgagor's obligations and duties as landlord under any Leases in all material respects, subject to Mortgagor's reasonable business judgment.

2.2. **Seisin and Warranty.** Mortgagor hereby warrants to Mortgagee and Lenders that (a) Mortgagor is seized of an indefeasible estate in fee simple in, and warrants the title to, the Property, subject to the Permitted Encumbrances; (b) Mortgagor has the right, full power and lawful authority to mortgage, grant, convey and assign the same to Mortgagee (for the benefit of itself and the Lenders) in the manner and form set forth herein; and (c) this Mortgage is a valid and enforceable first lien on the Property. Mortgagor hereby covenants that Mortgagor shall (a) preserve such title and the validity and priority of the lien of this Mortgage, subject to the Permitted Encumbrances, and shall warrant and defend the same to Mortgagee and Lenders during the term of the Loan against all lawful claims whatsoever, subject to Permitted Encumbrances; and (b) execute, acknowledge and deliver all such further documents or assurances as may at any time hereafter be reasonably required by Mortgagee to protect fully the lien of this Mortgage.

2.3. **Taxes and Other Charges.** Mortgagor shall promptly pay and discharge all taxes, assessments, water and sewer rents, and other governmental charges imposed upon the Property prior to delinquency, but in no event after interest or penalties commence to accrue thereon or become a lien upon the Property. Notwithstanding the foregoing, Mortgagor shall have the right to contest, at its own expense, by appropriate legal proceedings conducted in good faith and with due diligence, the amount or validity of such taxes, assessments, water and sewer rents, or other governmental charges in accordance with the terms of the Loan Agreement.

2.4. **Intentionally Omitted.**

2.5. **No Encumbrances.** Other than Permitted Encumbrances, Mortgagor shall not create or permit to exist any mortgage, pledge, lien, security interest (including, without limitation, a purchase money security interest or a Property-Assessed Clean Energy loan (“**PACE Loan**”)), encumbrance, attachment, levy, distraint or other judicial process on or against the Property or any part thereof (including, without limitation, fixtures and other personalty), whether superior or inferior to the lien of this Mortgage, without the prior written consent of Mortgagee. For the avoidance of doubt, Mortgagor shall not obtain any PACE Loan against the Property without prior written consent of Mortgagee, and any PACE Loan incurred without the Mortgagee’s consent shall cause a default hereunder. Neither Mortgagor nor its constituents shall obtain any mezzanine or other secondary financing.

2.6. **Intentionally Deleted.**

2.7. **Intentionally Deleted.**

2.8. **Maintenance and Repair; Alterations.** (a) Mortgagor shall (i) abstain from and not permit the commission of any material physical waste in or about the Property; (ii) keep the Property, at Mortgagor’s own cost and expense, in good and substantial repair, working order and condition (normal wear and tear excepted); and (iii) make or cause to be made, as and when necessary, all repairs and replacements, whether or not insurance proceeds are available therefor. All alterations, replacements, renewals or additions made pursuant hereto shall automatically become a part of the Property and shall be covered by the lien of this Mortgage, to the extent of Mortgagor’s interest therein (and excluding any property owned by tenants under the Leases).

(b) Mortgagee, and any persons authorized by Mortgagee, shall have the right, but not the obligation, to enter upon the Property at any reasonable time and upon reasonable prior notice to inspect and photograph its condition and state of repair, subject to the rights of tenants under the Leases. In the event any such inspection reveals, in the reasonable discretion of Mortgagee, the necessity for any repair, alteration, replacement, clean-up or maintenance, Mortgagor shall cause such work to be effected promptly to bring the Property in compliance with Section 2.8(a) above.

2.9. **Compliance with Applicable Laws.** Mortgagor agrees to observe, conform and comply, and to use commercially reasonable efforts to cause its tenants to observe, conform and comply in all material respects with all federal, state, county, municipal and other governmental or quasi-governmental laws, rules, regulations, ordinances, codes, requirements, covenants, conditions, orders, licenses, permits, approvals and restrictions, including without limitation, Environmental Laws (as defined below) and the Americans with Disabilities Act of 1990 (collectively, the “**Legal Requirements**”), now or hereafter affecting all or any part of the Property, its occupancy or the business or operations now or hereafter conducted thereon and the personalty contained therein, within such time as required by such Legal Requirements.

Notwithstanding anything to the contrary contained herein or in the other Loan Documents, all representations which are made “to Mortgagor’s knowledge” or qualified with words of similar

import, shall be deemed made to the actual knowledge of Mortgagor, without investigation or inquiry except as otherwise expressly provided herein or therein.

3. SECURITY AGREEMENT. This Mortgage constitutes a security agreement under the Code and shall be deemed to constitute a fixture financing statement. Mortgagor hereby grants to Mortgagee (for the benefit of Mortgagee and the Lenders) a security interest in all of Mortgagor's right, title and interest in the fixtures, personal and other property (other than real property) included in the Property, and all replacements of, substitutions for, and additions to, such property, and the proceeds thereof. Mortgagor shall, at Mortgagor's own expense, execute, deliver, file and refile any financing or continuation statements or other security agreements Mortgagee may reasonably require from time to time to perfect, confirm or maintain the lien of this Mortgage with respect to such property. Without limiting the foregoing, during the existence of an Event of Default, Mortgagor hereby irrevocably appoints Mortgagee attorney-in-fact for Mortgagor to execute, deliver and file such instruments for or on behalf of Mortgagor at Mortgagor's expense, which appointment, being for security, is coupled with an interest and shall be irrevocable.

4. ASSIGNMENT OF LEASES AND RENTS.

4.1. Subject to Legal Requirements, Mortgagor hereby absolutely, presently and unconditionally conveys, transfers and assigns to Mortgagee (for the benefit of Mortgagee and the Lenders) all of Mortgagor's right, title and interest, now existing or hereafter arising, in and to the Leases and Rents. This assignment is intended to be and shall constitute an unconditional, absolute and present assignment from Mortgagor to Mortgagee (for the benefit of Mortgagee and the Lenders) of all of Mortgagor's right, title and interest in and to the Leases and Rents, and not an assignment in the nature of a pledge of such Leases and Rents or the mere grant of a security interest therein. Notwithstanding that this assignment is effective immediately, so long as no Event of Default exists, Mortgagor shall have the privilege under a revocable license granted hereby to operate and manage the Property and to collect, as they become due, but not prior to accrual, the Rents. The license herein granted to Mortgagor shall automatically, without notice or any other action by Mortgagee, terminate upon the occurrence and during the continuance of an Event of Default, and all Rents subsequently collected or received by Mortgagor shall be held in trust by Mortgagor for the sole and exclusive benefit of Mortgagee. Nothing contained in this Section 4.1, and no collection by Mortgagee of Rents, shall be construed as imposing on Mortgagee any of the obligations of the lessor under the Leases.

4.2. Mortgagor shall timely perform all of its obligations under the Leases in all material respects. To Mortgagor's knowledge, Mortgagor represents and warrants that: (a) Mortgagor has title to and full right to assign presently, absolutely and unconditionally the Leases and Rents; (b) no other assignment of any interest in any of the Leases or Rents has been made by Mortgagor; (c) there are no leases or agreements to lease all or any portion of the Property now in effect except the Leases, true and complete copies of which have been furnished to Mortgagee, and no written or oral modifications have been made thereto, except as disclosed to Mortgagee; (d) as of the date hereof and except as set forth in any estoppels previously delivered by Mortgagor to Mortgagee, there is no existing default by Mortgagor or by any tenant under any of the Leases, nor has any event occurred which due to the passage of time, the giving

or failure to give notice, or both, would constitute a default under any of the Leases and no tenant has any defenses, set-offs or counterclaims against Mortgagor; (e) as of the date hereof, the Leases are in full force and effect; and (f) Mortgagor has not accepted Rent under any Lease more than thirty (30) days in advance of its accrual (unless expressly contemplated under the terms of the Lease), and payment thereof has not otherwise been forgiven, discounted or compromised.

4.3. Intentionally Deleted.

4.4 Mortgagor covenants and agrees to furnish to Mortgagee, on request: (i) a complete list, as of the date of such request, of all existing Leases and the Rents payable thereunder, and providing such further detail as Mortgagee may reasonably request; and (ii) executed copies of all existing Leases and any modifications or amendments thereto.

4.5 Mortgagor shall, from time to time (but not more than once in any twelve (12) month period unless an Event of Default exists), without charge and within ten (10) Business Days after written request by Mortgagee, execute, acknowledge and deliver, and request each tenant under the Leases to execute, acknowledge and deliver to Mortgagee a written statement, in form and substance reasonably satisfactory to Mortgagee, certifying to certain matters relating to the Leases, including without limitation: (i) the commencement and expiration dates of the Leases and the dates when any rents, charges and other sums commenced to be payable thereunder; (ii) that the Leases are unmodified and in full force and effect (or, if modified, stating the nature of such modifications and that the Leases as so modified are in full force and effect); (iii) the amount of Rents payable under the Leases and the dates to which the Rents and other charges under the Leases have been paid in advance; and (iv) whether there are any uncured defaults by Mortgagor or such tenant or any setoffs or defenses against enforcement of any terms or conditions under any Lease.

4.6 Notwithstanding any legal presumption to the contrary, Mortgagee shall not be obligated by reason of its acceptance of this assignment or of any Rent to perform any obligation of Mortgagor under any of the Leases, and Mortgagee shall not, prior to taking title thereto or entry upon and actually taking physical possession of the Property, be deemed a mortgagee in possession.

4.7 Neither this assignment nor collection by Mortgagee of Rents is intended, nor shall it be construed, at any time prior to taking title thereto or entry upon and actually taking physical possession of the Property, to operate to place responsibility upon Mortgagee for: (i) the control, care, operation, management or repair of the Property; (ii) the performance of any of the terms or conditions of the Leases; (iii) any waste committed on, or any dangerous or defective condition at the Property; or (iv) any negligence in the control, care, operation, management or repair of the Property, resulting in loss or injury or death to any tenant, licensee, employee or other person or loss of or damage to the property of any of the foregoing; it being the intent of the parties that the responsibility and liability for the aforesaid matters shall remain solely with Mortgagor. Mortgagee assumes no liability for any security deposited with Mortgagor by any tenant unless and until such deposits are specifically transferred and delivered to Mortgagee.

4.8. Notwithstanding the privilege and license granted by Mortgagee herein, during the existence of an Event of Default, Mortgagee, and not Mortgagor, shall be deemed to be the creditor of each tenant in respect of any assignment for the benefit of creditors, bankruptcy, reorganization, insolvency, dissolution or receivership proceedings affecting such tenant. Mortgagee shall have the option to have any money received by Mortgagee as such creditor applied to reduce the Liabilities or paid over to Mortgagor. During the existence of an Event of Default, Mortgagee shall have the right to file claims in any such proceedings and to otherwise pursue creditor's rights therein. If Mortgagor learns that any tenant under a Major Lease has become the subject of such a proceeding, Mortgagor shall give Mortgagee prompt notice thereof.

4.9. The assignment of Rents contained in this Section 4 is intended to, and does, constitute an assignment of rents as contemplated in Florida Statutes, Section 697.07 ("**Section 697.07**"). If an Event of Default then exists, Mortgagee shall be entitled to the remedies provided in said Section 697.07, in addition to all rights and remedies, whether procedural or substantive, in effect at the time of execution or enforcement of this Mortgage. Nothing contained in this Section 4 shall diminish, alter, impair, or affect any other rights and remedies of Mortgagee, including but not limited to, the appointment of a receiver, nor shall any provision herein, diminish, alter, impair or affect any rights or powers of the receiver in law or equity or as set forth elsewhere in this Mortgage. In addition, this assignment of Rents shall be fully operative without regard to value of the Property or without regard to the adequacy of the Property to serve as security for the obligations owed by Mortgagor to Mortgagee, and shall be in addition to any rights arising under Section 697.07.

5. **DECLARATION OF NO OFFSET**. To Mortgagor's knowledge, Mortgagor represents to Mortgagee and the Lenders that as of the date hereof, Mortgagor has no knowledge of any offsets, counterclaims or defenses to the Liabilities either at law or in equity.

6. **INTENTIONALLY OMITTED**.

7. **EVENTS OF DEFAULT**. Any Event of Default (as defined in the Loan Agreement) shall constitute an Event of Default under this Agreement.

8. **REMEDIES**. Upon the occurrence of an Event of Default that continues beyond applicable notice, grace and/or cure periods, Mortgagee may take any of the following actions (for the benefit of Mortgagee and the Lenders):

8.1. **Acceleration**. Mortgagee may declare the entire amount of the Liabilities immediately due and payable, without presentment, demand, notice of any kind, protest or notice of protest, all of which are expressly waived, notwithstanding anything to the contrary contained in any of the Loan Documents. Mortgagee may charge and collect interest from the date of default on the unpaid balance of the Liabilities, at the Default Rate (as defined in the Notes).

8.2. **Possession**.

(a) Mortgagee may enter upon and take possession of the Property, with or without legal action, lease the Property, collect therefrom all rentals and, after deducting all reasonable

and actual costs of collection and administration expense, apply the net rentals to any one or more of the following items in such manner and in such order of priority as Mortgagee, in Mortgagee's sole discretion, may elect: the payment of any sums due under any prior lien, taxes, water and sewer rents, charges and claims, insurance premiums and all other carrying charges, to the maintenance, repair or restoration of the Property, or on account of the Liabilities. Mortgagee is given full authority to do any act which Mortgagor could do in connection with the management and operation of the Property. Mortgagee may notify the tenants under the Leases, or any property manager or rental agent under any Contract, to pay all Rents directly to Mortgagee. Mortgagor shall pay to Mortgagee on demand any Rents collected by Mortgagor after the revocation of the license granted to Mortgagor. Mortgagor hereby irrevocably authorizes and directs the tenants under the Leases, and any property manager or rental agent under any Contract, upon receipt of written notice from Mortgagee, to pay all Rents due to Mortgagee without the necessity of any inquiry to Mortgagor and without any liability respecting the determination of the actual existence of any Event of Default claimed by Mortgagee or any claim by Mortgagor to the contrary. Mortgagor further agrees that it shall facilitate in all reasonable ways Mortgagee's collection of the Rents and will, upon Mortgagee's request, execute and deliver a written notice to each tenant under the Leases, or any property manager or rental agent under any Contract, directing such parties to pay the Rents to Mortgagee. Mortgagor shall have no right or claim against any parties to any Lease or Contract who make payment to Mortgagee after receipt of written notice from Mortgagee requesting same. This covenant is effective either with or without any action brought to foreclose this Mortgage and without applying for a receiver of such rents.

(b) Mortgagee may: (i) endorse as Mortgagor's attorney-in-fact the name of Mortgagor or any subsequent owner of the Property on any checks, drafts or other instruments received in payment of the Rents, and deposit the same in bank accounts, which power of attorney is coupled with an interest and shall be irrevocable; (ii) give proper receipts, releases and acquittances in relation thereto in the name of Mortgagor; (iii) institute, prosecute, settle or compromise any summary or legal proceedings in the name of Mortgagor for the recovery of the Rents, or for damage to the Property, or for the abatement of any nuisance thereon; and (iv) defend any legal proceedings brought against Mortgagor arising out of the operation of the Property. Any reasonable and actual out of pocket charges, expenses or fees, including reasonable attorneys' fees and costs, incurred by Mortgagee in connection with any of the foregoing shall be included in the Liabilities, and shall be due and payable on demand, together with interest at the Default Rate (as defined in the Notes), such interest to be calculated from the date of such demand to the date of repayment thereof.

(c) Mortgagee may apply any Rents to the payment of: (i) the Liabilities, together with all actual and reasonable costs and reasonable attorneys' fees; (ii) all taxes, charges, claims, assessments, water rents, sewer rents and any other liens which may be prior in lien or payment to the Liabilities, and premiums for insurance, with interest on all such items; and (iii) the cost of all alterations, repairs, replacements and expenses incident to taking and retaining possession of the Property and the management and operation thereof; all in such order or priority as Mortgagee in its sole discretion may determine, any statute, law, custom or use to the contrary notwithstanding.

(d) Mortgagee may, at its election, but shall not be obligated to: (i) perform any of Mortgagor's obligations under the Leases (provided, however, that Mortgagor shall remain liable for such obligations notwithstanding such election by Mortgagee); (ii) exercise any of Mortgagor's rights, powers or privileges under the Leases; (iii) modify, cancel or renew existing Leases or make concessions to the tenants thereto; (iv) execute new Leases for all or any portion of the Property; and (v) take such other action as Mortgagor may have taken with respect to the Leases.

8.3. **Foreclosure**. Mortgagee (for the benefit of Mortgagee and the Lenders) may institute any one or more actions of mortgage foreclosure against all or any part of the Property, or take such other action at law, equity or by contract for the enforcement of this Mortgage and realization on the security herein or elsewhere provided for, as the law may allow, and may proceed therein to final judgment and execution for the entire unpaid balance of the Liabilities. The unpaid balance of any judgment shall bear interest at the Default Rate (as defined in the Notes). Without limiting the foregoing, Mortgagee may foreclose this Mortgage and exercise its rights as a secured party for all or any portion of the Liabilities which are then due and payable, subject to the continuing lien of this Mortgage for the balance not then due and payable. In case of any sale of the Property by judicial proceedings, the Property may be sold in one parcel or in such parcels, manner or order as Mortgagee in its sole discretion may elect. Mortgagor, for itself and anyone claiming by, through or under it, hereby agrees that Mortgagee shall in no manner, in law or in equity, be limited, except as herein provided, in the exercise of its rights in the Property or in any other security hereunder or otherwise appertaining to the Liabilities or any other obligation secured by this Mortgage, whether by any statute, rule or precedent which may otherwise require said security to be marshalled in any manner and Mortgagor, for itself and others as aforesaid, hereby expressly waives and releases any right to or benefit thereof. The failure to make any tenant a defendant to a foreclosure proceeding shall not be asserted by Mortgagor as a defense in any proceeding instituted by Mortgagee to collect the Liabilities or any deficiency remaining unpaid after the foreclosure sale of the Property.

8.4. **Appointment of Receiver**. Mortgagee may petition a court of competent jurisdiction to appoint a receiver of the Property. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagor at the time of application for such receiver, without regard to the then value of the Property or whether the Property shall be then occupied as a homestead or not, and without regard to whether Mortgagor has committed waste or allowed deterioration of the Property, and any agent of Mortgagee may be appointed as such receiver. Mortgagor hereby agrees that Mortgagee has a special interest in the Property and absent the appointment of such receiver the Property may suffer waste and deterioration and Mortgagor further agrees that it shall not contest the appointment of a receiver and hereby so stipulates to such appointment pursuant to this paragraph. Such receiver shall have the power to perform all of the acts permitted Mortgagee pursuant to Section 8.2 above and such other powers which may be necessary or customary in such cases for the protection, possession, control, management and operation of the Property during such period.

8.5. **Rights as a Secured Party**. Mortgagee shall have, in addition to other rights and remedies available at law or in equity, the rights and remedies of a secured party under the Code.

Mortgagee may elect to foreclose such of the Property as then comprise fixtures pursuant either to the law applicable to foreclosure of an interest in real estate or to that applicable to personal property under the Code. To the extent permitted by law, Mortgagor waives the right to any stay of execution and the benefit of all exemption laws now or hereafter in effect.

8.6. **Excess Monies.** Mortgagee may apply on account of the Liabilities any unexpended monies still retained by Mortgagee that were paid by Mortgagor to Mortgagee under the Loan Documents: (a) for the payment of, or as security for the payment of taxes, assessments or other governmental charges, insurance premiums, or any other charges; or (b) to secure the performance of some act by Mortgagor.

8.7. **Other Remedies.** Mortgagee shall have the right, from time to time, to bring an appropriate action to recover any sums required to be paid by Mortgagor under the terms of this Mortgage, as they become due, without regard to whether or not any other Liabilities shall be due, and without prejudice to the right of Mortgagee thereafter to bring an action of mortgage foreclosure, or any other action, for any default by Mortgagor existing at the time the earlier action was commenced.

9. **MISCELLANEOUS.**

9.1. **Notices.** All notices and communications under this Mortgage shall be in writing and shall be given in accordance with the notice provisions of the Loan Agreement.

9.2. **Remedies Cumulative.** The rights and remedies of Mortgagee and the Lenders as provided in this Mortgage or in any other Loan Document shall be cumulative and concurrent, may be pursued separately, successively or together, may be exercised as often as occasion therefor shall arise, and shall be in addition to any other rights or remedies conferred upon Mortgagee and the Lenders at law or in equity. The failure, at any one or more times, of Mortgagee to assert the right to declare the Liabilities due, grant any extension of time for payment of the Liabilities, take other or additional security for the payment thereof, release any security, change any of the terms of the Loan Documents, or waive or fail to exercise any right or remedy under any Loan Document shall not in any way affect this Mortgage or the rights of Mortgagee and the Lenders.

9.3. **No Implied Waiver.** Mortgagee shall not be deemed to have modified or waived any of its rights or remedies hereunder unless such modification or waiver is in writing and signed by Mortgagee, and then only to the extent specifically set forth therein. A waiver in one event shall not be construed as continuing or as a waiver of or bar to such right or remedy on a subsequent event.

9.4. **Partial Invalidity.** The invalidity or unenforceability of any one or more provisions of this Mortgage shall not render any other provision invalid or unenforceable. In lieu of any invalid or unenforceable provision, there shall be added automatically a valid and enforceable provision as similar in terms to such invalid or unenforceable provision as may be possible.

9.5. **Binding Effect.** The covenants, conditions, waivers, releases and agreements contained in this Mortgage shall bind, and the benefits thereof shall inure to, the parties hereto and their respective heirs, executors, administrators, successors and assigns and are intended and shall be held to be real covenants running with the land; provided, however, that this Mortgage cannot be assigned by Mortgagor without the prior written consent of Mortgagee, and any such assignment or attempted assignment by Mortgagor shall be void and of no effect with respect to Mortgagee.

9.6. **Modifications.** This Mortgage may not be supplemented, extended, modified or terminated except by an agreement in writing signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

9.7. **Commercial Loan.** To Mortgagor's actual knowledge, Mortgagor represents and warrants that the loans or other financial accommodations included as Liabilities secured by this Mortgage were obtained solely for the purpose of carrying on or acquiring a business or commercial investment and not for residential, consumer or household purposes.

9.8. **Governing Law.** This Mortgage shall be governed by and construed in accordance with the substantive laws of the State of Florida without reference to conflict of laws principles.

9.9. **Consent to Jurisdiction.** WITH RESPECT TO ANY LEGAL OR EQUITABLE SUIT, ACTION, CLAIM OR PROCEEDING ARISING HEREUNDER OR UNDER THE OTHER LOAN DOCUMENTS, EACH OF MORTGAGOR AND MORTGAGEE (I) IRREVOCABLY SUBMITS TO THE EXCLUSIVE JURISDICTION OF THE UNITED STATES DISTRICT COURT LOCATED IN MIAMI-DADE COUNTY, FLORIDA, OR THE CIRCUIT COURT OF THE STATE OF FLORIDA LOCATED IN MIAMI-DADE COUNTY, FLORIDA, (II) AGREES THAT ALL SUCH SUITS, ACTIONS, CLAIMS OR PROCEEDINGS MAY BE HEARD AND DETERMINED IN SUCH COURTS AND (III) IRREVOCABLY WAIVES ANY (A) OBJECTION WHICH IT MAY HAVE AT ANY TIME TO THE LAYING OF VENUE OF ANY SUIT, ACTION, CLAIM OR PROCEEDING ARISING OUT OF OR RELATING TO THIS MORTGAGE OR ANY OTHER LOAN DOCUMENT BROUGHT IN ANY SUCH STATE OR FEDERAL COURT AND (B) ANY CLAIM THAT ANY SUCH SUIT, ACTION, CLAIM OR PROCEEDING BROUGHT IN ANY SUCH STATE OR FEDERAL COURT HAS BEEN BROUGHT IN AN INCONVENIENT FORUM.

9.10. **Joint and Several Liability.** If Mortgagor consists of more than one person or entity, the word "Mortgagor" shall mean each of them and their liability shall be joint and several.

9.11. **Non-Merger.** In the event Mortgagee shall acquire title to the Property by conveyance from Mortgagor or as a result of foreclosure, this Mortgage shall not merge in the fee estate of the Property but shall remain and continue as an existing and enforceable lien for the Liabilities secured hereby until the same shall be released of record by Mortgagee in writing.

9.12. Waiver of Jury Trial; Judicial Procedural Matters. MORTGAGOR, MORTGAGEE, AND LENDERS EACH HEREBY WAIVE THEIR RESPECTIVE RIGHTS TO A JURY TRIAL OF ANY CLAIM, CAUSE OF ACTION, DEFENSE, COUNTERCLAIM, AND THIRD PARTY ACTION BASED UPON OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS LOAN AND THIS MORTGAGE OR WITH THE TRANSACTIONS AND OTHER DOCUMENTS CONTEMPLATED HEREBY AND/OR EXECUTED BETWEEN AND AMONGST THE PARTIES. THIS WAIVER APPLIES IN THE EVENT ANY THIRD PARTIES INSTITUTE, JOIN, OR DEFEND ANY LITIGATION. THE SCOPE OF THIS WAIVER IS INTENDED TO BE ALL ENCOMPASSING OF ANY AND ALL DISPUTES THAT MAY BE FILED IN ANY COURT AND THAT RELATE IN ANY WAY TO THIS MORTGAGE AND/OR TO THE PARTIES' INTERACTIONS, INCLUDING, WITHOUT LIMITATION, CONTRACT CLAIMS, TORT CLAIMS, CLAIMS BASED UPON STATEMENTS (WHETHER ORAL OR WRITTEN), BREACH OF DUTY CLAIMS, AND ALL OTHER COMMON LAW, STATUTORY, AND OTHER CLAIMS AND/OR DEFENSES, COUNTERCLAIMS, AND THIRD PARTY ACTIONS. THE PARTIES FURTHER REPRESENT AND WARRANT THAT THEY HAVE HAD THE OPPORTUNITY TO REVIEW THIS WAIVER WITH THEIR RESPECTIVE LEGAL COUNSEL, AND THAT THEY KNOWINGLY, INTELLIGENTLY, AND VOLUNTARILY WAIVE THEIR JURY TRIAL RIGHTS. THIS PROVISION IS A MATERIAL INDUCEMENT FOR MORTGAGOR'S EXECUTION OF THIS MORTGAGE AND MORTGAGEE'S EXTENSION OF CREDIT TO MORTGAGOR. THE PARTIES EXPRESSLY AGREE THAT NO PARTY OR ENTITY HAS REPRESENTED THAT THIS JURY TRIAL WAIVER WILL NOT BE ENFORCED.

[Remainder of page intentionally left blank; signature page to follow.]

IN WITNESS WHEREOF, Mortgagor, intending to be legally bound, has duly executed and delivered this Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, as of the day and year first above written.

WITNESS:

Maura Murphy
 Name: Maura Murphy
 Address: 15-31 Morris Avenue #229
Bryn Mawr, PA, 19010

Ryan Aranz
 Name: Ryan Aranz
 Address: 15-31 Morris Ave #229
Bryn Mawr, PA 19010

MORTGAGOR:

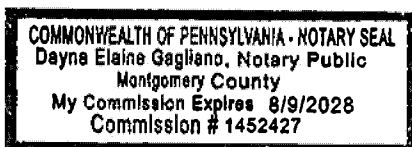
ALHAMBRA ACQUISITIONS, LLC,
 a Delaware limited liability company

By: [Signature]
 Name: Jonathan Jacobs
 Title: Authorized Signatory

STATE OF Pennsylvania)
) ss:
 COUNTY OF Montgomery

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of March, 2025, by Jonathan Jacobs, as Authorized Signatory of Alhambra Acquisitions, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]



Dayne Elaine Gagliano
 Print Name: Dayne Elaine Gagliano
 Notary Public, State of Pennsylvania
 Commission #: 1452427
 My Commission Expires: 08/09/2028

Schedule A

PARCEL 1:

Lots 11 through 25, inclusive, Block 22, Revised Plat of Coral Gables Section L, according to the plat thereof recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida;

Less that portion of Lot 12 and Lot 13, Block 22, Revised Plat of Coral Gables Section L, according to the plat thereof recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida, which is bounded on the North by the North line of said Lot 12 and is bounded on the East by the East line of said Lot 12 and Lot 13, and is bounded on the Southwest by a 25.00 foot radius circular curve concave to the Southwest, said curve being tangent to both the North and East lines of said Lot 12;

And less that portion of Lot 16, Block 22, Revised Plat of Coral Gables Section L, according to the plat thereof recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida, which is bounded on the South by the South line of said Lot 16 and is bounded on the East by the East line of said Lot 16, and is bounded on the Northwest by a 25.00 foot radius circular curve concave to the Northwest, said curve being tangent to both the South and East lines of said Lot 16;

PARCEL 2:

Lots 7 through 10, inclusive, and Lots 26 through 40, inclusive, Block 22, Revised Plat of Coral Gables Section L, according to the plat thereof recorded in Plat Book 8, Page 85 of the Public Records of Miami-Dade County, Florida; Block 22, Revised Plat of Coral Gables Section L, according to the plat thereof recorded in Plat Book 8, Page 85 of the Public Records of Miami-Dade County, Florida;

Less that portion of Lot 40, Block 22, Revised Plat of Coral Gables Section L, according to the plat thereof recorded in Plat Book 8, Page 85 of the Public Records of Miami-Dade County, Florida, which is bounded on the South by the South line of said Lot 40 and is bounded on the West by the West line of said Lot 40, and is bounded on the Northeast by a 25.00 foot radius circular curve concave to the Northeast, said curve being tangent to both the South and West lines of said Lot 40.

LESS AND EXCEPT the following:

A portion of Lot 7 of Block 22 of "Revised Plat of Coral Gables Section L" according to the plat thereof as recorded in Plat Book 8, at Page 85, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of said Lot 7 of Block 22; thence run North 04 degrees 51 minutes 53 seconds East along the West line of said Lot 7 for a distance of 123.98 feet to a point on the South right of way line of Minorca Avenue; thence run along said South right of way line of Minorca Avenue Southeasterly along a curve concave to the Northeast and having for its elements a Radius of 289.81 feet, a central angle of 07 degrees 02 minutes 25 seconds and an arc distance of 35.61 feet to a Point of Tangency on said South right of way line of Minorca Avenue; thence run North 87 degrees 48 minutes 25 seconds East along said South right of way line of Minorca Avenue for a distance of 5.43 feet to a point on said South right of way line of Minorca Avenue; thence run South 05 degrees 17 minutes 31 seconds East for a distance of 117.64 feet to a point on the South line of

said Lot 7; thence run South 84 degrees 42 minutes 25 seconds West along said South line of Lot 7 for a distance of 62.64 feet to the Point of Beginning.

PARCEL 3:

All of that portion of the North-South Alley in Block 22 of Revised Plat of Coral Gables Section L, according to the plat thereof recorded in Plat Book 8, Page 85 of the Public Records of Miami-Dade County, Florida, which is bounded on the North by the Easterly prolongation of the North line of Lot 11 in said Block 22 and bounded on the South by the Easterly prolongation of the South line of Lot 11 in Block 22 and that portion of the East-West Alley in Block 22 of Revised Plat of Coral Gables Section L, according to the plat thereof recorded in Plat Book 8, Page 85 of the Public Records of Miami-Dade County, Florida, which is bounded on the East by the Southerly prolongation of the East line of Lot 15, in said Block 22, and which is bounded on the West by the Southerly prolongation of the West line of Lot 7 in said Block 22.

PARCEL 4:

Non-exclusive easements for the benefit of Parcels 1, 2 and 3, to the extent they benefit each Parcel, more particularly described in the Declaration of Covenants, Restrictions and Easements between Coral Gables Associates, LLC, and Columbus Center GU LLC, recorded January 19, 2016 in Official Records Book 29929, Page 3969, of the Public Records of Miami-Dade County, Florida.



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Data as of 10/03/2025

Institution Details	Locations	History	Financials	Other Names
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Institution Details



FDIC Insured
Since 01/10/2006

FDIC Cert #
57815

Established
01/10/2006

Bank Charter Class
State Chartered Banks, not member of the Federal Reserve System (FRS)

Primary Federal Regulator
Federal Deposit Insurance Corporation

Corporate Headquarters
3155 Nw 77 Avenue
Miami, FL 33122

Primary Website
[banescousa.com](#)

Locations
6 domestic locations: 1 state and 1 territory.
0 in foreign locations.

Consumer Assistance
[Complaints & Questions with Personal Information](#)

Contact the FDIC
[Questions about Bank Information](#)

Other Institution Identifiers used by Regulatory Agencies

Identifier Name (Hover for description)	Identifier Value
FDIC Unique Number (UNINUM)	 426556
FRB ID (RSS-ID)	 3402913